HOUSE - Mortgage & DEED
94 MULL AVE.

Mortgage Loan

PAYMENT SCHEDULE

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

MID-ATLANTIC
MORTGAGE LOAN OFFICE
Post Office Box 7289
Philadelphia 1, Pa.

Your Loan Number is 1 160 205

PLEASE PLACE THIS NUMBER ON YOUR CHECK OR MONEY ORDER TO INSURE PROMPT CREDIT ON YOUR LOAN.

Your remittance should be made payable to:

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

Please send it to the address shown on the cover of this folder.

Your cancelled checks or money order stubs will be your receipts for payments.

This schedule is provided for your convenience and it is suggested that you retain it for reference purposes. By noting the date each payment is made you can compile a permanent personal record.

For income tax purposes the total amount of interest paid each year may be obtained from this record.

Please do not mail this booklet with your remittance.

Payments are due on the 1st of each month, in the following amount:

Beginning	Interest and Principal	*Deposits for Taxes and Insurance	Total Monthly Payment
7-1-61	99.87		
8-1-61	73.71	NOT APPLICABLE	

*The amount to be deposited for taxes and insurance may change from time to time. If such changes occur you will be notified and the new payments may be recorded in the spaces provided above.

FIRST INTEREST COVERS 44 DAYS
FROM SCHEDULED SETTLEMENT.

300	% 5 3/4% $	73 71 $	11 700 00
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL

1

82.22

	PAY NO.	DATE DUE	DATE PAID	INTEREST		PRINCIPAL		ADD'L INT.	PRINCIPAL BALANCE		
576	1	7-1-61	6-12-61	~~56~~	~~06~~	17	65		11	682	35
599	2	8-1-61	7-28-61	55	98	17	73		11	664	62
609	3	9-1-61	8-18-61	55	89	17	82		11	646	80
623	4	10-1-61	9-28-61	55	81	17	90		11	628	90
637	5	11-1-61	10-20-61	55	72	17	99		11	610	91
655	6	12-1-61	11-17-61	55	64	18	07		11	592	84
673	7	1-1-62	12-18-61	55	55	18	16	1961 TAX	11	574	68
693	8	2-1-62	1-26-62	55	46	18	25		11	556	43
107	9	3-1-62	2-23-62	55	37	18	34		11	538	09
120	10	4-1-62	3-26-62	55	29	18	42		11	519	67
139	11	5-1-62	4-30-62	55	20	18	51		11	501	16
150	12	6-1-62	5-28-62	55	11	18	60		11	482	56
161	13	7-1-62	6-15-62	55	02	18	69		11	463	87
164	14	8-1-62	8-6-62	54	93	18	78		11	445	09
189	15	9-1-62	8-31-62	54	84	18	87		11	426	22
206	16	10-1-62	9-21-62	54	75	18	96		11	407	26
226	17	11-1-62	10-26-62	54	66	19	05		11	388	21
243	18	12-1-62	11-26-62	54	57	19	14		11	369	07
259	19	1-1-63	12-21-62	54	48	19	23	1962 TAX	11	349	84
272	20	2-1-63	1-28-63	54	38	19	33		11	330	51
290	21	3-1-63	2-25-63	54	29	19	42		11	311	09
317	22	4-1-63	3-27-63	54	20	19	51		11	291	58
325	23	5-1-63	4-26-63	54	11	19	60		11	271	98
	24			54	01	19	70		11	252	28
	25			53	92	19	79		11	232	49
	26			53	82	19	89		11	212	60
	27			53	73	19	98		11	192	62
	28			53	63	20	08		11	172	54
	29			53	54	20	17		11	152	37
	30			53	44	20	27		11	132	10
	31			53	34	20	37		11	111	73
	32			53	24	20	47		11	091	26
	33			53	15	20	56		11	070	70
	34			53	05	20	66		11	050	04
	35			52	95	20	76		11	029	28
	36			52	85	20	86		11	008	42

$684.67 paid

$337.27

COMB 21468-ED 11-48

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

300	% 5 3/4 % $	73 71 $	11 700 00
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL
			37

PAY NO.	DATE DUE	DATE PAID	INTEREST	PRINCIPAL	ADD'L INT.	PRINCIPAL BALANCE
344 37	6-1-63	5-31-63	52 75	20 96		10 987 46
353 38	7-1-63	6-28-63	52 65	21 06		10 966 40
371 39	8-1-63	7-29-63	52 55	21 16		10 945 24
390 40	9-1-63	8-31-63	52 45	21 26		10 923 98
41			52 34	21 37		10 902 61
42			52 24	21 47		10 881 14
43			52 14	21 57		10 859 57
44			52 04	21 67		10 837 90
45			51 93	21 78		10 816 12
46			51 83	21 88		10 794 24
47			51 72	21 99		10 772 25
48			51 62	22 09		10 750 16
49			51 51	22 20		10 727 96
50			51 40	22 31		10 705 65
51			51 30	22 41		10 683 24
52			51 19	22 52		10 660 72
53			51 08	22 63		10 638 09
54			50 97	22 74		10 615 35
55			50 87	22 84		10 592 51
56			50 76	22 95		10 569 56
57			50 65	23 06		10 546 50
58			50 54	23 17		10 523 33
59			50 42	23 29		10 500 04
60			50 31	23 40		10 476 64
398 61	10-1-63	9-27-63	50 20	23 51		10 453 13
417 62	11-1-63	10-25-63	50 09	23 62		10 429 51
63			49 97	23 74		10 405 77
64			49 86	23 85		10 381 92
65			49 75	23 96		10 357 96
66			49 63	24 08		10 333 88
67			49 52	24 19		10 309 69
68			49 40	24 31		10 285 38
69			49 28	24 43		10 260 95
70			49 17	24 54		10 236 41
71			49 05	24 66		10 211 75
72			48 93	24 78		10 186 97

$1026.86 saved

$521.05

SEE NEXT PAGE

SEE NEXT PAGE

COMB 21468-ED 11-48

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

300	% 5 3/4 % $	73 71 $	11 700 00
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL

73

PAY NO.	DATE DUE	DATE PAID	INTEREST		PRINCIPAL		ADD'L INT.	PRINCIPAL BALANCE		
73			48	81	24	90		10	162	07
74			48	69	25	02		10	137	05
75			48	57	25	14		10	111	91
76			48	45	25	26		10	086	65
77			48	33	25	38		10	061	27
78			48	21	25	50		10	035	77
79			48	09	25	62		10	010	15
80			47	97	25	74		9	984	41
81			47	84	25	87		9	958	54
82			47	72	25	99		9	932	55
83			47	59	26	12		9	906	43
84			47	47	26	24		9	880	19
85			47	34	26	37		9	853	82
86			47	22	26	49		9	827	33
428 87	12-1-63	11-25-63	47	09	26	62		9	800	71
88			46	96	26	75		9	773	96
89			46	83	26	88		9	747	08
90			46	70	27	01		9	720	07
91			46	58	27	13		9	692	94
92			46	45	27	26		9	665	68
93			46	31	27	40		9	638	28
94			46	18	27	53		9	610	75
95			46	05	27	66		9	583	09
96			45	92	27	79		9	555	30
97			45	79	27	92		9	527	38
98			45	65	28	06		9	499	32
99			45	52	28	19		9	471	13
445 100	1-1-64	12-23-63	45	38	28	33		9	442	80
101			45	25	28	46		9	414	34
102			45	11	28	60		9	385	74
103			44	97	28	74		9	357	00
104			44	84	28	87		9	328	13
105			44	70	29	01		9	299	12
106			44	56	29	15		9	269	97
107			44	42	29	29		9	240	68
108			44	28	29	43		9	211	25

$1166.86 saved (payments 73–86)

675.89 (SEE PRE PAGE) (payments 73–86)

554.94 saved. (payments 88–99)

403.29 (payments 87–99)

$533.83 saved (SEE NEXT PAGE) (payments 101–108)

424.40 SEE NEXT PAGE (payments 100–108)

300	% 5 3/4 % $	73 71 $	11 700 00	
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL	109

	PAY NO.	DATE DUE	DATE PAID	INTEREST		PRINCIPAL		ADD'L INT.	PRINCIPAL BALANCE		
	109		SEE PREV. PAGE	~~44~~	~~14~~	29	57	SEE PREV PAGE	9	181	68
	110			~~44~~	~~00~~	29	71		9	151	97
	111			~~43~~	~~85~~	29	86		9	122	11
	112			~~43~~	~~71~~	30	00	1963 TAX	9	092	11
460	113	2-1-64	1-24-64	43	57	30	14		9	061	97
	114		$ 385.51 saved	~~43~~	~~42~~	30	29	$ 351.59	9	031	68
	115			~~43~~	~~28~~	30	43		9	001	25
	116			~~43~~	~~13~~	30	58		8	970	67
	117			~~42~~	~~98~~	30	73		8	939	94
	118			~~42~~	~~84~~	30	87		8	909	07
	119			~~42~~	~~69~~	31	02		8	878	05
	120			~~42~~	~~54~~	31	17		8	846	88
	121			~~42~~	~~39~~	31	32		8	815	56
	122			~~42~~	~~24~~	31	47		8	784	09
481	123	3-1-64	2-28-64	42	09	31	62		8	752	47
494	124	4-1-64	3-30-64	41	94	31	77		8	720	70
501	125	5-1-64	4-24-64	41	79	31	92		8	688	78
519	126	6-1-64	5-28-64	41	63	32	08		8	656	70
	127		$ 367.69 saved	~~41~~	~~48~~	32	23	$ 369.41	8	624	47
	128			~~41~~	~~33~~	32	38		8	592	09
	129			~~41~~	~~17~~	32	54		8	559	55
	130			~~41~~	~~01~~	32	70		8	526	85
	131			~~40~~	~~86~~	32	85		8	494	00
	132			~~40~~	~~70~~	33	01		8	460	99
	133			~~40~~	~~54~~	33	17		8	427	82
	134			~~40~~	~~38~~	33	33		8	394	49
	135			~~40~~	~~22~~	33	49		8	361	00
533	136	7-1-64	6-27-64	40	06	33	65		8	327	35
544	137	8-1-64	7-24-64	39	90	33	81		8	293	54
568	138	9-1-64	8-28-64	39	74	33	97		8	259	57
574	139	10-1-64	9-27-64	39	58	34	13		8	225	44
592	140	11-1-64	10-26-64	39	41	34	30		8	191	14
607	141	12-1-64	11-27-64	39	25	34	46		8	156	68
617	142	1-1-65	12-24-64	39	08	34	63	1964 TAX	8	122	05
628	143	2-1-65	1-22-65	38	92	34	79	see next page	8	087	26
	144	see next page		~~38~~	~~75~~	34	96		8	052	30

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

300	% 5 3/4 %	$ 73 71	$ 11 700 00
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL

145

PAY NO.	DATE DUE	DATE PAID	INTEREST	PRINCIPAL	ADD'L INT.	PRINCIPAL BALANCE
145			38 58	35 13		8 017 17
146			38 42	35 29		7 981 88
147			38 25	35 46		7 946 42
148			38 08	35 63		7 910 79
149			37 91	35 80		7 874 99
150			37 73	35 98		7 839 01
151			37 56	36 15		7 802 86
152			37 39	36 32		7 766 54
153			37 21	36 50		7 730 04
154			37 04	36 67		7 693 37
155			36 86	36 85		7 656 52
156			36 69	37 02		7 619 50
65 157	3-1-65	2-27-65	36 51	37 20		7 582 30
158			36 33	37 38		7 544 92
159			36 15	37 56		7 507 36
160			35 97	37 74		7 469 62
161			35 79	37 92		7 431 70
162			35 61	38 10		7 393 60
163			35 43	38 28		7 355 32
164			35 24	38 47		7 316 85
165			35 06	38 65		7 278 20
166			34 87	38 84		7 239 36
167			34 69	39 02		7 200 34
168			34 50	39 21		7 161 13
169			34 31	39 40		7 121 73
170			34 12	39 59		7 082 14
171			33 94	39 77		7 042 37
172			33 74	39 97		7 002 40
173			33 55	40 16		6 962 24
174			33 36	40 35		6 921 89
175			33 17	40 54		6 881 35
176			32 97	40 74		6 840 61
177			32 78	40 93		6 799 68
178			32 58	41 13		6 758 55
179			32 38	41 33		6 717 22
180			32 19	41 52		6 675 70

Handwritten annotations (payments 145–156): SEE PREV. PAGE; $490.47 saved; ADD'L INT.: SEE PREV. PAGE; 541.47

Handwritten annotations (payments 158–180): SEE NEXT PAGE; 946.67 saved; ADD'L INT.: 1190.92; SEE NEXT PAGE

300	% 5 3/4 % $	73 71 $	11 700 00
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL

181

PAY NO.	DATE DUE	DATE PAID	INTEREST	PRINCIPAL	ADD'L INT.	PRINCIPAL BALANCE
181			31 99	41 72		6 633 98
182			31 79	41 92		6 592 06
183		SEE PREVIOUS PAGE	31 59	42 12	SEE PREVIOUS PAGE	6 549 94
184			31 39	42 32		6 507 62
185			31 18	42 53		6 465 09
668 186	4-1-65	3-29-65	30 98	42 73		6 422 36
680 187	5-1-65	4-30-65	30 77	42 94		6 379 42
697 188	6-1-65	5-28-65	30 57	43 14		6 336 28
189			30 36	43 35		6 292 93
190			30 15	43 56		6 249 37
191			29 94	43 77		6 205 60
192			29 74	43 97		6 161 63
193			29 52	44 19		6 117 44
194		Saved 378.20	29 31	44 40	653.74	6 073 04
195			29 10	44 61		6 028 43
196			28 89	44 82		5 983 61
197			28 67	45 04		5 938 57
198			28 46	45 25		5 893 32
199			28 24	45 47		5 847 85
200			28 02	45 69		5 802 16
201			27 80	45 91		5 756 25
708 202	7-1-65	6-25-65	27 58	46 13		5 710 12
719 203	8-1-65	7-26-65	27 36	46 35		5 663 77
731 204	9-1-65	8-23-65	27 14	46 57		5 617 20
744 205	10-1-65	9-30-65	26 92	46 79		5 570 41
760 206	11-1-65	10-31-65	26 69	47 02		5 523 39
770 207	12-1-65	11-26-65	26 47	47 24		5 476 15
208			26 24	47 47		5 428 68
209			26 01	47 70		5 380 98
210			25 78	47 93		5 333 05
211			25 55	48 16		5 284 89
212		SEE NEXT PAGE	25 32	48 39	SEE NEXT PAGE	5 236 50
213			25 09	48 62		5 187 88
214			24 86	48 85		5 139 03
215			24 62	49 09		5 089 94
216			24 39	49 32		5 040 62

COMB 21468-ED 11-48

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

300 MOS. TERM | INT. RATE % 5 3/4 % | $ 73 71 PRIN. OR PRIN. & INT. PAY'T | $ 11 700 00 ORIGINAL PRINCIPAL

217

PAY NO.	DATE DUE	DATE PAID	INTEREST	PRINCIPAL	ADD'L INT.	PRINCIPAL BALANCE
217			24 15	49 56		4 991 06
218			23 92	49 79		4 941 27
219			23 68	50 03		4 891 24
220			23 44	50 27		4 840 97
221			23 20	50 51		4 790 46
222			22 95	50 76		4 739 70
223			22 71	51 00		4 688 70
224			22 47	51 24		4 637 46
225			22 22	51 49		4 585 97
226			21 97	51 74		4 534 23
227			21 73	51 98		4 482 25
228			21 48	52 23		4 430 02
229			21 23	52 48		4 377 54
230			20 98	52 73		4 324 81
231			20 72	52 99		4 271 82
232			20 47	53 24		4 218 58
233			20 21	53 50		4 165 08
234			19 96	53 75		4 111 33
235			19 70	54 01		4 057 32
236			19 44	54 27		4 003 05
237			19 18	54 53		3 948 52
238			18 92	54 79		3 893 73
239			18 66	55 05		3 838 68
240			18 39	55 32		3 783 36
241			18 13	55 58		3 727 78
242			17 86	55 85		3 671 93
243			17 59	56 12		3 615 81
244			17 33	56 38		3 559 43
245			17 06	56 65		3 502 78
246			16 78	56 93		3 445 85
247			16 51	57 20		3 388 65
248			16 24	57 47		3 331 18
249			15 96	57 75		3 273 43
250			15 69	58 02		3 215 41
251			15 41	58 30		3 157 11
252			15 13	58 58		3 098 53

Saved 1222.68

4010.73 plus 25.00 penalty

COMB 21468-ED 11-48

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

300	% 5 3/4 %	$ 73 71	$ 11 700 00
MOS. TERM	INT. RATE	PRIN. OR PRIN. & INT. PAY'T	ORIGINAL PRINCIPAL

253

PAY NO.	DATE DUE	DATE PAID	INTEREST	PRINCIPAL	ADD'L INT.	PRINCIPAL BALANCE
253		SEE PREVIOUS PAGE	14 85	58 86	SEE PREVIOUS PAGE	3 039 67
254			14 57	59 14		2 980 53
255			14 28	59 43		2 921 10
256			14 00	59 71		2 861 39
257			13 71	60 00		2 801 39
258			13 42	60 29		2 741 10
259			13 13	60 58		2 680 52
260			12 84	60 87		2 619 65
261			12 55	61 16		2 558 49
262			12 26	61 45		2 497 04
263			11 96	61 75		2 435 29
264			11 67	62 04		2 373 25
265			11 37	62 34		2 310 91
266			11 07	62 64		2 248 27
267			10 77	62 94		2 185 33
268			10 47	63 24		2 122 09
269			10 17	63 54		2 058 55
270			9 86	63 85		1 994 70
271			9 56	64 15		1 930 55
272			9 25	64 46		1 866 09
273			8 94	64 77		1 801 32
274			8 63	65 08		1 736 24
275			8 32	65 39		1 670 85
276			8 01	65 70		1 605 15
277			7 69	66 02		1 539 13
785 278	1-1-66	12-27-65	7 37	66 34	.66P 1965 tax	1 472 79
799 279	2-1-66	1-24-66	7 06	66 65	.67P	1 406 14
815 280	3-1-66	2-25-66	6 74	66 97	.67P	1 339 17
830 281	4-1-66	3-26-66	6 42	67 29	1.35P	1 271 88
848 282	5-1-66	4-28-66	6 09	67 62		1 204 26
866 283	6-1-66	5-29-66	5 77	67 94		1 136 32
876 284	7-1-66	6-27-66	5 44	68 27		1 068 05
885 285	8-1-66	7-22-66	5 12	68 59		999 46
899 286	9-1-66	8-19-66	4 79	68 92	SEE NEXT PAGE	930 54
287	SEE NEXT PAGE		4 46	69 25		861 29
288			4 13	69 58		791 71

COMB 21468-ED 11-48

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

300		% 5 3/4 % $		73 71 $		11 700 00
MOS. TERM		INT. RATE		PRIN. OR PRIN. & INT. PAY'T		ORIGINAL PRINCIPAL 289

PAY NO.	DATE DUE	DATE PAID	INTEREST	PRINCIPAL	ADD'L INT.	PRINCIPAL BALANCE
289	SEE PREV. PAGE.	24.18 saved	3 79	69 92	565.50	SEE PREV. PAGE · 721 79
290			3 46	70 25		651 54
291			3 12	70 59		580 95
292			2 78	70 93		510 02
293			2 44	71 27		438 75
915 294	10-1-66	9-30-66	2 10	71 61		367 14
295	11-1-66	10-28-66	1 76	71 95		295 19
296		3.59 saved	1 41	72 30	$368.90	222 89
297			1 07	72 64		150 25
298			72	72 99		77 26
299			37	73 34		3 92
300			2	3 92		* **

MORTGAGE	11	700	00
DOWN PAY'MT	4	000	00
FEES		341	00
INTEREST	2	573	24
PENALTY		28	35
TOTAL	18	642	59
INTEREST SAVED	7	796	15

COMB 21468-ED 11-48

PRINTED IN U.S.A. BY PRUDENTIAL PRESS

$\frac{1}{5}$ of 11,700 = 2340

Your Prudential Mortgage

YOUR Prudential mortgage contains benefits developed over a period of more than 75 years of lending to home owners. It is a modern mortgage, in step with the financing needs of today's home owner. It is a mortgage designed to make your way toward the goal of complete home ownership more certain and secure.

In addition to being a leader in the home mortgage field, the Prudential finances farms, factories, and commercial buildings. Thus, Prudential dollars play an active part in almost every phase of the economic life of the United States and Canada.

We appreciate your mortgage business. Fair, courteous treatment is Prudential policy. We believe you will like doing business with us. We are always at your service and shall be happy to assist you with any future home financing plans you may have.

COMB 20988—ED 11-54 ML

Printed in U. S. A. by Prudential Press

BERKS TITLE INSURANCE COMPANY

SETTLED ON April 5, 1971

XATX by Ward R. Price

POLICY NO. 272300

SELLER Hugh M. Quigley, Jr. and Elizabeth H. Quigley

PURCHASER Bill Panos and Anna Panos -694 East 149th St., Bronx, New York, Pa. 10455

PREMISES 94 Mull Ave., Sinking Spring, Pa.

Mortgagee: National Central Bank

CONSIDERATION	22500	00	PAID ON ACCOUNT	-0-	
TAXES			TAXES 1-1-71 to 4-13-71	112	91
WATER RENT			WATER RENT no adj		
FIRE INSURANCE taken care of			RENT no adj		
RENT			Sewer rental- -3-31-71 to 4-13-71	2	60
Fuel no adj					
Sellers to have final reading on water as of 4-13-71 and will pay that bill			Purchasers to pay next sewer bill in full		
ACKNOWLEDGMENT OF DEED			Purchasers to pay all 1971 taxes in full		
	22500	00			
LESS CREDITS DUE PURCHASER	115	51			
FUND DUE SELLER	22384	49	TOTAL CREDITS DUE PURCHASER	115	51

SETTLEMENT WITH SELLER

STATE TRANSFER TAX	225	00
LOCAL TRANSFER TAX		
NOTARY FEES afft., deed	2	00
WATER RENTS		
TAXES		
Wertz, Hoffman and Parks-commission	1350	00
-fee	35	00
Bank of Penna.-judgment	18143	25
TOTAL	19755	25
FUND DUE SELLER	22384	49
TOTAL CHARGES TO COMPLETE SETTLEMENT	19755	25
BALANCE PAYABLE TO SELLER	2629	24

SETTLEMENT WITH PURCHASER

FUND DUE SELLER	22384	49
BERKS TITLE INS. CO.—TITLE FEES	177	00
End. Fees - #		
RECORDING— DEED 7.00, MTG. 6.50, ASMT., MISC.	13	50
STATE TRANSFER TAX	225	00
LOCAL TRANSFER TAX		
NOTARY FEES mtg., afft.	2	00
DRAWING PAPERS mortgage policy	6	75
Raymond C. Schlegel, Esq.- -mortgage papers	50	00
National Central Bank-		
-	-	
Bessie Lambert, tax colletor -1971 County, Borough taxes	128	97
FUND NECESSARY TO COMPLETE SETTLEMENT	22987	71
DEPOSITED BY: Mtg. ck.	11000	00
	11987	71
down payment [illegible]	2250	00

Mortgagee: National Central Bank

CONSIDERATION	22500	00	PAID ON ACCOUNT	-0-	
TAXES			TAXES 1-1-71 to 4-13-71	112	91
WATER RENT			WATER RENT not off		
FIRE INSURANCE taken care of			RENT not off		
RENT			Sewer rental- -3-31-71 to 4-13-71	2	60
Fuel not off					
Sellers to have final reading on water as of 4-13-71 and will pay that bill			Purchasers to pay next sewer bill in full		
ACKNOWLEDGMENT OF DEED			Purchasers to pay all 1971 taxes in full		
	22500	00			
LESS CREDITS DUE PURCHASER	115	51			
FUND DUE SELLER	22384	49	TOTAL CREDITS DUE PURCHASER	115	51

SETTLEMENT WITH SELLER			SETTLEMENT WITH PURCHASER		
STATE TRANSFER TAX	225	00	FUND DUE SELLER	22384	49
LOCAL TRANSFER TAX			BERKS TITLE INS. CO.—TITLE FEES	177	00
NOTARY FEES afft., deed	2	00	End. Fees - #		
WATER RENTS			RECORDING— DEED 7.00 MTG. 6.50 ASMT. MISC.	13	50
TAXES			STATE TRANSFER TAX	225	00
Wertz, Hoffman and Parks-commission	1350	00	LOCAL TRANSFER TAX		
-deed	25	00	NOTARY FEES mtg., afft.	2	00
Bank of Penna.-judgment	18143	25	DRAWING PAPERS mortgage policy	6	75
			Raymond C. Schlegel, Esq.- -mortgage papers	50	00
			National Central Bank-		
			-	-	
			Bessie Lambert, tax colletor -1971 County, Borough taxes	128	97
TOTAL	19755	25			
FUND DUE SELLER	22384	49			
TOTAL CHARGES TO COMPLETE SETTLEMENT	19755	25	FUND NECESSARY TO COMPLETE SETTLEMENT	22987	71
BALANCE PAYABLE TO SELLER	2629	24	DEPOSITED BY: Mtg. ck.	11000	00
				11987	71
			down payment	2250	00
				9737	71

THE ABOVE SETTLEMENT EXAMINED AND APPROVED, IN CONSIDERATION OF WHICH BERKS TITLE INSURANCE COMPANY IS DIRECTED AND AUTHORIZED TO MAKE DISTRIBUTION AND PAYMENTS IN ACCORDANCE HEREWITH.

ck- 10000.00

Hugh M. Quigley, Jr.
Elizabeth H. Quigley

SELLER

Bill Parson
Anna Parson

Refund 262.29

PURCHASER

-0

TC 30-S (REV. 4-69)

Agreement, Made the 2lst day of September A.D. 1970

BETWEEN Hugh M. Quigley and Elizabeth H. Quigley, his wife, hereinafter called Seller of 94 Mull Avenue, Sinking Spring, Penna.

and Bill Panos and Anna Panos, his wife, hereinafter called Buyer, of 694 East 149th Street, Bronx, New York

as follows, to wit: The said Seller(s) agree(s) to sell and convey by Special Warranty Deed to the said Buyer(s) who agree(s) to purchase ALL THAT CERTAIN two story brick and aluminum dwelling together with the plot of ground upon which it is erected BEING NO. 94 Mull Avenue, Sinking Spring, Berks County, Pennsylvania, and more particularly described in the Deed recorded in the Recorder's office of Berks County, Pennsylvania,

being the same property recorded in Deed Book Vol. 1388 Page 94, on the terms and conditions following, to wit: -- The said Buyer(s) agree(s) to pay the Seller(s) for the said property the sum of Twenty-Two Thousand, Five Hundred ($22,500.00)--- Dollars, as the purchase price, as follows: CASH Two Hundred ($200.00) Dollars and a judgment note in the amount of Two Thousand, Fifty ($2050.00) Dollars to be redeemed with cash by September 29, 1970

on the signing of this agreement *(which deposit shall be retained by the said Seller as liquidating damages in case of the default by the said Buyer in the performance of the terms of this agreement,* and the balance of the purchase money as follows: when Deed is delivered and possession is given on or before March 1, 1971. This sale is contingent upon the buyer obtaining a mortgage in the amount of Eleven Thousand ($11,000.00) Dollars for a period of Twenty (20) years at 8 1/2% interest and if not obtained all down monies shall be refunded to the buyer and this agreement becomes null and void. Said financing to be obtained within 30 days, or at the option of the Seller, this agreement becomes null and void and all down monies will be refunded to the buyer. No points to the Seller.

The Listing Realtor shall hold the down payment in escrow, for disbursement at settlement or termination of this agreement as required in accordance with the Penna. Act of July 9, 1957, P.L. 608, Section 4, as amended.

The premises are to be conveyed in fee simple, free and clear of all incumbrance and easements, excepting those easements and restrictions on record, and provisions of applicable Municipal Ordinances.

The gas and electric fixtures, heating, plumbing and other permanent fixtures, annexed to the said building are to be included in the sale, as also any water pipe laid on any street bounding said lot. The existing storm windows, screens, storm doors, awnings, venetian blinds, shades, drapery rods, TV antenna, shrubbery and trees, if any, shall remain as part of the consideration.

Possession is to be given at time of final settlement.

Real estate taxes, sewer and water rent, house rent (if any) to be apportioned for the current term on a calendar year basis. Gas and Electric bills, if any, to be paid by the Seller. Drawing of deed and acknowledgment, Federal Revenue by Seller, State and Local Transfer tax, if any, divided equally. All other charges of conveyancing by Buyer. Oil to be apportioned at time of settlement.

The risk of loss or damage to said premises by fire and lightning or perils covered by extended coverage until the delivery of the deed or possession is at the risk of the Seller.

The title is to be such as will be insured by any reputable Title Insurance Co. of Berks County at regular rates.

And the said parties hereby bind themselves, their heirs, executors, administrators or assigns, for the faithful performance of the above agreement within 161 days from the date hereof, said time to be the essence of this agreement, unless extended by mutual consent in writing endorsed hereon.

The Seller(s) and Buyer(s) hereby acknowledge receipt of a copy of this contract and of a written statement of the approximate settlement costs.

In Witness Whereof the said parties intending to be legally bound have hereunto set their hands and

with the plot of ground upon which it is erected BEING NO. 94 Mull Avenue, Sinking Spring, Berks County, Pennsylvania, and more particularly described in the Deed recorded in the Recorder's office of Berks County, Pennsylvania,

being the same property recorded in Deed Book Vol. 1388 Page 94 , on the terms and conditions following, to wit: -- The said Buyer(s) agree(s) to pay the Seller(s) for the said property the sum of Twenty-Two Thousand, Five Hundred ($22,500.00)---- Dollars, as the purchase price, as follows: CASH Two Hundred ($200.00) Dollars and a judgment note in the amount of Two Thousand, Fifty ($2050.00) Dollars to be redeemed with cash by September 29, 1970

on the signing of this agreement *(which deposit shall be retained by the said Seller as liquidating damages in case of the default by the said Buyer in the performance of the terms of this agreement,* and the balance of the purchase money as follows: when Deed is delivered and possession is given on or before March 1, 1971. This sale is contingent upon the buyer obtaining a mortgage in the amount of Eleven Thousand ($11,000.00) Dollars for a period of Twenty (20) years at 8 1/2% interest and if not obtained all down monies shall be refunded to the buyer and this agreement becomes null and void. Said financing to be obtained within 30 days, or at the option of the Seller, this agreement becomes null and void and all down monies will be refunded to the buyer. No points to the Seller.

The Listing Realtor shall hold the down payment in escrow, for disbursement at settlement or termination of this agreement as required in accordance with the Penna. Act of July 9, 1957, P.L. 608, Section 4, as amended.

The premises are to be conveyed in fee simple, free and clear of all incumbrance and easements, excepting those easements and restrictions on record, and provisions of applicable Municipal Ordinances.

The gas and electric fixtures, heating, plumbing and other permanent fixtures, annexed to the said building are to be included in the sale, as also any water pipe laid on any street bounding said lot. The existing storm windows, screens, storm doors, awnings, venetian blinds, shades, drapery rods, TV antenna, shrubbery and trees, if any, shall remain as part of the consideration.

Possession is to be given at time of final settlement.

Real estate taxes, sewer and water rent, house rent (if any) to be apportioned for the current term on a calendar year basis. Gas and Electric bills, if any, to be paid by the Seller. Drawing of deed and acknowledgment, Federal Revenue by Seller, State and Local Transfer tax, if any, divided equally. All other charges of conveyancing by Buyer. Oil to be apportioned at time of settlement.

The risk of loss or damage to said premises by fire and lightning or perils covered by extended coverage until the delivery of the deed or possession is at the risk of the Seller.

The title is to be such as will be insured by any reputable Title Insurance Co. of Berks County at regular rates.

And the said parties hereby bind themselves, their heirs, executors, administrators or assigns, for the faithful performance of the above agreement within 161 days from the date hereof, said time to be the essence of this agreement, unless extended by mutual consent in writing endorsed hereon.
The Seller (s) and Buyer (s) hereby acknowledge receipt of a copy of this contract and of a written statement of the approximate settlement costs.

In Witness Whereof the said parties intending to be legally bound have hereunto set their hands and seals the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF

Hugh M. Quigley
Hugh M. Quigley (SEAL)

Elizabeth H. Quigley
Elizabeth H. Quigley (SEAL)

x Bill Panos
Bill Panos (SEAL)

x Anna Panos
Anna Panos (SEAL)

Received, the day of the date of the within agreement, the sum of

Dollars,

on account of purchase money named therein.

WITNESS

SEAL

Commonwealth of Pennsylvania
County of Berks } ss.

On the day of A.D. 19 , before me, the subscriber, came the within-named

and acknowledged the within AGREEMENT to be act and deed, and desired the same might be recorded as such.

WITNESS my hand and seal the day and year aforesaid.

No. ....

Agreement

Between

AND

WERTZ - HOFFMAN - PARKS
REALTORS
1813 PENN AVENUE
WYOMISSING HILLS, READING, PA.

PHONE 678-3491

House of Realty

No...

Agreement

Between...

....

AND

....

....

WERTZ - HOFFMAN - PARKS
REALTORS
1813 PENN AVENUE
WYOMISSING HILLS, READING, PA.

House of Realty

PHONE 678-3491

Commonwealth of Pennsylvania
County of Berks } ss.

On the day of A.D. 19 , before me, the subscriber, came the within-named

act and deed, and desired

and acknowledged the within AGREEMENT to be

the same might be recorded as such.

WITNESS my hand and seal the day and year aforesaid.

SEAL

VOL 973 PAGE 658

Commonwealth of Pennsylvania }
County of Berks } *ss.:*

On this the eighteenth *day of* May , *19*61 ,
before me , *the undersigned officer, personally appeared* HUGH M. QUIGLEY, JR. and ELIZABETH ANNE HELLER

*known to me (or satisfactorily proven) to be the person*s *whose name*s are *subscribed to the within instrument and acknowledged that* they *executed the same for the purposes therein contained.*

In witness whereof, I have hereunto set my hand and official seal.

Ward R Price
Notary Public of Pennsylvania

My commission expires..............................., *19*..........

WARD R. PRICE, Notary Public
READING, BERKS COUNTY, PA.
My Commission expires January 7, 1963

Commonwealth of Pennsylvania }
County of } *ss.:*

On this the *day of* , *19* ,
before me , *the undersigned officer, personally appeared* , *who acknowledged himself to be the* *President of* , *a corporation, and that he as such* *President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as* *President.*

In witness whereof, I have hereunto set my hand and official seal.

Notary Public of Pennsylvania

My commission expires..............................., *19*..........

PIC 1 160 205 4812 973 655

No. ....

PENNSYLVANIA MORTGAGE

FROM

HUGH M. QUIGLEY, JR. and ELIZABETH ANNE HELLER

TO

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

Premises: Southwestern corner of Mull and Gernant Avenues, Sinking Spring, Berks County, Pennsylvania.

RECORDER OF DEEDS BERKS COUNTY, PA.
1961 MAY 19 PM 12 14
AT M O'CLOCK

Within Mortgage Satisfied in Full

SATISFACTION PIECE # 1289 in Misc. Vol. ...... Page ...... Recorded 11/17/66 Edgar Hildenberger

COMB 23253—ED 12-56

The Prudential Insurance Company of America
Room 807 Fidelity-Phila. Trust Bldg.
123 South Broad Street
Philadelphia 9, Pa.

Commonwealth of Pennsylvania,

PIC 1 160 205 4812

973 655

No.

PENNSYLVANIA MORTGAGE

FROM

HUGH M. QUIGLEY, JR. and ELIZABETH ANNE HELLER

TO

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

The Within Mortgage Satisfied in Full

SATISFACTION PIECE # 12989

DISCHARGED BY SATISFACTION in Misc. Vol. ... Page ...
Recorded 11/21/66
Attest: Edgar Feick, Recorder

Premises: Southwestern corner of ... and Gernant Avenues, Sinking Spri... Berks County, Pennsylvania.

RECORDER OF DEEDS BERKS COUNTY, PA.
1961 MAY 19 PM 12 17
AT ... O'CLOCK
BF CO IN TR CP SS PG

COMB 23253—ED 12-56
The Prudential Insurance Company of America
Room 807 Fidelity-Phila. Trust Bldg.
123 South Broad Street
Philadelphia 9, Pa.

Commonwealth of Pennsylvania,
County of Berks } *ss.:*

RECORDED on this 19th *day of* May,
A. D. 19 61, *in the Recorder's Office of said County, in Mortgage Book*
Vol. 973, *Page* 655 @ 12:17 P.M.
Given under my hand and the seal of the said office, the day and year aforesaid.

Minnie Pike Hurley
Recorder.

P. I. C. LOAN NUMBER
PIC 1 160 205

This Mortgage, made the eighteenth day of May, 1961,

BETWEEN HUGH M. QUIGLEY, JR. of the Borough of Shillington, County of Berks and State of Pennsylvania, and ELIZABETH ANNE HELLER of the City of Reading, County of Berks and Commonwealth of Pennsylvania, hereinafter called Mortgagor, and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey Corporation, hereinafter called Mortgagee:

Whereas, Mortgagor by his bond, duly executed under his hand and seal, bearing even date herewith, stands bound to Mortgagee in the sum of TWENTY-THREE THOUSAND FOUR HUNDRED ($23,400.00) - - - - - - - - - DOLLARS, lawful money of the United States of America, conditioned for the payment of ELEVEN THOUSAND SEVEN HUNDRED ($11,700.00) - - - - - - - - - DOLLARS, with interest from the date thereof at the rate set forth in said bond, principal and interest to be payable in accordance with the terms and conditions provided by said bond, to which bond reference is hereby made, the final payment of which is due and payable on June first, 1986, both principal and interest being payable at the Home Office of Mortgagee in Newark, New Jersey, or at such other place as the holder thereof may designate in writing, and,

Whereas, Mortgagor is also bound by the above bond, until said principal debt and interest thereon is fully paid, as follows:

1. To abstain from and not permit the commission of waste in or about the herein described premises; and to maintain the property in good condition and repair, reasonable wear and tear excepted.
2. To keep the improvements on the real estate hereinafter described continuously insured in such companies and for such amounts and in such forms of insurance as may be required by Mortgagee, for its benefit as additional security and to

Whereas, Mortgagor by his bond, duly executed under his hand and seal, bearing even date herewith, stands bound to Mortgagee in the sum of TWENTY-THREE THOUSAND FOUR HUNDRED ($23,400.00) - DOLLARS, lawful money of the United States of America, conditioned for the payment of ELEVEN THOUSAND SEVEN HUNDRED ($11,700.00) - DOLLARS, with interest from the date thereof at the rate set forth in said bond, principal and interest to be payable in accordance with the terms and conditions provided by said bond, to which bond reference is hereby made, the final payment of which is due and payable on June first , 1986 , both principal and interest being payable at the Home Office of Mortgagee in Newark, New Jersey, or at such other place as the holder thereof may designate in writing, and,

Whereas, Mortgagor is also bound by the above bond, until said principal debt and interest thereon is fully paid, as follows:

1. To abstain from and not permit the commission of waste in or about the herein described premises; and to maintain the property in good condition and repair, reasonable wear and tear excepted.
2. To keep the improvements on the real estate hereinafter described continuously insured in such companies and for such amounts and in such forms of insurance as may be required by Mortgagee, for its benefit as additional security and to deliver to Mortgagee all policies and receipts relating to said insurance to be held by Mortgagee.
3. To pay when due all taxes, assessments, water and sewer rents and other charges of every type or nature assessed or which may be assessed against the mortgaged premises or any part thereof or upon the interest of Mortgagee in said premises, without any deduction, defalcation or abatement.
4. To produce to Mortgagee, not later than 60 days after the date on which they are due, receipts for all such taxes, assessments, water and sewer rents and such other charges assessed upon the mortgaged premises.

Said bond further provides that if default be made by Mortgagor for a period of 30 days in performing any of the terms and conditions provided by said bond, then the whole of said principal debt, and interest then unpaid, shall thereupon at the option of Mortgagee become due and payable forthwith, without notice or demand.

Now this Mortgage Witnesseth, That Mortgagor in consideration of the aforesaid debt and for better securing payment of the same, and interest, to Mortgagee, according to the conditions of said bond, and in discharge thereof, and in consideration of the further sum of ONE DOLLAR ($1.00), in hand paid by Mortgagee, receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, to Mortgagee, its successors and assigns, ALL the following described real estate situate in the Borough of Sinking Spring , County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the Southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being Lots Numbered 148, 149 and the Northeastern fifteen feet (15') of Lot Numbered 150, as shown on the Plan of "Spring Crest," laid out by the Spring Crest Development Company, said plan being recorded in Plan Book Volume 8, Page 3, Berks County records, and being more fully bounded and described as follows, to wit:

Northeastwardly by Gernant Avenue;
Southeastwardly by a fifteen feet (15') wide alley;
Southwestwardly by the Southwestern ten feet (10') of Lot Numbered 150; and
Northwestwardly by Mull Avenue.

CONTAINING in front on Mull Avenue sixty-five feet (65') and in depth (along Gernant Avenue) to said fifteen feet (15') wide alley one hundred and fifteen feet (115') more or less, and in width along said fifteen feet (15') wide alley sixty-five feet, eleven and one-quarter inches (65' 11¼"); the above premises are known as No. 94 Mull Avenue, Sinking Spring, Pa.

Being the same premises which Charles E. Goas and Marian D. Goas, his wife, by deed dated May 18 , 1961, and intended to be forthwith recorded in the Office for the Recording of Deeds in and for Berks County, granted and conveyed unto Hugh M. Quigley, Jr. and Elizabeth Anne Heller.

VOL 973 PAGE 656

Together with all and singular, the buildings and improvements, streets, lanes, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the rents, issues and profits, reversions and remainders thereof.

To Have and to Hold the said described real estate with the buildings, hereditaments and premises hereby granted and conveyed, with the appurtenances, to Mortgagee, its successors and assigns, for the proper use and advantage of Mortgagee, forever.

As Further Security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby assigns all leases already in existence and to be created in the future, together with all rents to become due under existing or future leases, and confers on Mortgagee herein the exclusive power, to be used or not in its sole discretion, to act as agent, or to appoint a third person to act as agent for Mortgagor, with power to take possession of, and collect all rents arising from, the mortgaged premises and apply such rents, at the option of Mortgagee, to the payment of the mortgage debt, taxes, costs of maintenance, repairs and other expenses, in such order of priority as Mortgagee may in its sole discretion determine, and to turn any balance remaining over to Mortgagor; but such collection of rents shall not operate as an affirmance of the tenant and/or lease in the event the title to the property should be acquired by Mortgagee. In exercising any of the powers in this paragraph contained, Mortgagee may also take possession of, and for these purposes use, any and all personal property contained in the premises and used by Mortgagor in the rental or leasing thereof or any part thereof. The right to enter and take possession of said property, to manage and operate the same, and to collect the rents, issues and profits thereof, may be exercised concurrently with or independently of any other right or remedy hereunder or afforded by law. Mortgagee shall be liable to account only for such rents, issues and profits actually received by Mortgagee.

Mortgagor covenants and agrees with Mortgagee as follows:

1. To pay any claim, lien or encumbrance against the premises which may be or become prior to this mortgage.

2. To pay all taxes which may be assessed upon this mortgage, or said bond, or the indebtedness secured hereby, without regard to any law, heretofore or hereafter enacted, imposing payment of all or any part thereof upon Mortgagee. In event of enactment of any law imposing payment of all or any portion of any such taxes upon Mortgagee, or the rendering by any court of competent jurisdiction of a decision that the undertaking by Mortgagor, as herein provided, to pay such tax or taxes is legally inoperative, then, unless Mortgagor nevertheless pays such taxes, all sums hereby secured, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained herein or any law heretofore or hereafter enacted.

3. That Mortgagor (i) will not remove or demolish nor alter the design or structural character of any building now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing; (ii) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

4. If Mortgagor fails to pay any claim, lien or encumbrance which is prior to this mortgage, or, when due, any tax or assessment or insurance premium, or to keep the premises in repair, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the premises or the title thereto, then Mortgagee, at its option, may pay said claim, lien,

to become due under existing or future leases, and confers on Mortgagee herein the exclusive power, to be used or not in its sole discretion, to act as agent, or to appoint a third person to act as agent for Mortgagor, with power to take possession of, and collect all rents arising from, the mortgaged premises and apply such rents, at the option of Mortgagee, to the payment of the mortgage debt, taxes, costs of maintenance, repairs and other expenses, in such order of priority as Mortgagee may in its sole discretion determine, and to turn any balance remaining over to Mortgagor; but such collection of rents shall not operate as an affirmance of the tenant and/or lease in the event the title to the property should be acquired by Mortgagee. In exercising any of the powers in this paragraph contained, Mortgagee may also take possession of, and for these purposes use, any and all personal property contained in the premises and used by Mortgagor in the rental or leasing thereof or any part thereof. The right to enter and take possession of said property, to manage and operate the same, and to collect the rents, issues and profits thereof, may be exercised concurrently with or independently of any other right or remedy hereunder or afforded by law. Mortgagee shall be liable to account only for such rents, issues and profits actually received by Mortgagee.

Mortgagor covenants and agrees with Mortgagee as follows:

1. To pay any claim, lien or encumbrance against the premises which may be or become prior to this mortgage.

2. To pay all taxes which may be assessed upon this mortgage, or said bond, or the indebtedness secured hereby, without regard to any law, heretofore or hereafter enacted, imposing payment of all or any part thereof upon Mortgagee. In event of enactment of any law imposing payment of all or any portion of any such taxes upon Mortgagee, or the rendering by any court of competent jurisdiction of a decision that the undertaking by Mortgagor, as herein provided, to pay such tax or taxes is legally inoperative, then, unless Mortgagor nevertheless pays such taxes, all sums hereby secured, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained herein or any law heretofore or hereafter enacted.

3. That Mortgagor (i) will not remove or demolish nor alter the design or structural character of any building now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing; (ii) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

4. If Mortgagor fails to pay any claim, lien or encumbrance which is prior to this mortgage, or, when due, any tax or assessment or insurance premium, or to keep the premises in repair, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the premises or the title thereto, then Mortgagee, at its option, may pay said claim, lien, encumbrance, tax, assessment or premium, with right of subrogation thereunder, may procure such abstracts or other evidence of title as it deems necessary, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagee deems advisable, and for any of said purposes Mortgagee may advance such sums of money as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment and premium, and of the amount necessary to be paid in satisfaction thereof.

5. Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee pursuant to this mortgage, together with interest on each such advancement at the rate of six per cent. (6%) per annum, and all such sums and interest thereon shall be secured hereby.

6. If required by Mortgagee, to also make monthly deposits with Mortgagee, in a non-interest bearing account, together with and in addition to interest and principal, of a sum equal to one-twelfth of the yearly taxes and assessments which may be levied against the premises, and (if so required) one-twelfth of the yearly premiums for insurance thereon. The amount of such taxes, assessments and premiums, when unknown, shall be estimated by Mortgagee. Such deposits shall be used by Mortgagee to pay such taxes, assessments and premiums when due. Any insufficiency of such account to pay such charges when due shall be paid by Mortgagor to Mortgagee on demand. If, by reason of any default by Mortgagor under any provision of this mortgage, Mortgagee declares all sums secured hereby to be due and payable, Mortgagee may then apply any funds in said account against the entire indebtedness secured hereby. The enforceability of the covenants relating to taxes, assessments and insurance premiums herein otherwise and in said bond provided shall not be affected except in so far as those obligations have been met by compliance with this paragraph. Mortgagee may from time to time at its option waive, and after any such waiver reinstate, any or all provisions hereof requiring such deposits, by notice to Mortgagor in writing. While any such waiver is in effect Mortgagor shall pay taxes, assessments and insurance premiums as herein elsewhere provided.

7. Upon request of Mortgagor, Mortgagee may, at its sole option, from time to time before full payment of all indebtedness secured hereby, make further advances to Mortgagor; provided, however, that the total principal secured hereby and remaining unpaid, including any such advances, shall not at any time exceed the original principal sum secured hereby. Mortgagor shall execute and deliver to Mortgagee a bond evidencing each and every such further advance which Mortgagee may make, such bond to be payable on or before maturity of the indebtedness secured hereby and to contain such terms as Mortgagee shall require. Mortgagor shall pay all such further advances with interest, and the same, and each bond evidencing the same, shall be secured hereby. All provisions of this mortgage shall apply to each further advance as well as to all other indebtedness secured hereby. Nothing herein contained, however, shall limit the amount secured by this mortgage if such amount is increased by advances made by Mortgagee, as herein elsewhere provided for to protect the security. The word "Mortgagor" as used in this paragraph, includes any successor in ownership of the premises.

8. If the loan secured hereby or any part thereof is being obtained for the purpose of financing the construction of any building or buildings or the performance of any other work of improvement on said premises, and if: (a) Mortgagor shall not complete the construction of such building or buildings or performance of such work of improvement within eight months from the date hereof and in accordance with plans and specifications approved by Mortgagee, or (b) work on such building or buildings or other improvement should cease before completion and remain abandoned for a period of fifteen consecutive days, then in either event the entire principal sum of the bond secured hereby and interest thereon shall at once become due and payable, at the option of Mortgagee. In the event of such abandonment of work for a period of fifteen days as aforesaid, Mortgagee may, at its option, also enter into and upon the mortgaged premises and complete the construction of said building or buildings or other work of improvement and Mortgagor hereby gives to Mortgagee full power and authority to make such entry and to enter into such contracts or arrangements as Mortgagee may consider necessary to complete such construction or other work of improvement. Any monies expended by Mortgagee in connection with such completion of construction or other work as aforesaid shall be added to the principal amount of said bond and secured by this mortgage, and shall be payable by Mortgagor immediately and without demand, with interest at the rate of six per centum per annum. The right and privilege are hereby

bond to be payable on or before maturity of the indebtedness secured hereby and to contain such terms as Mortgagee shall require. Mortgagor shall pay all such further advances with interest, and the same, and each bond evidencing the same, shall be secured hereby. All provisions of this mortgage shall apply to each further advance as well as to all other indebtedness secured hereby. Nothing herein contained, however, shall limit the amount secured by this mortgage if such amount is increased by advances made by Mortgagee, as herein elsewhere provided for to protect the security. The word "Mortgagor" as used in this paragraph, includes any successor in ownership of the premises.

8. If the loan secured hereby or any part thereof is being obtained for the purpose of financing the construction of any building or buildings or the performance of any other work of improvement on said premises, and if: (a) Mortgagor shall not complete the construction of such building or buildings or performance of such work of improvement within eight months from the date hereof and in accordance with plans and specifications approved by Mortgagee, or (b) work on such building or buildings or other improvement should cease before completion and remain abandoned for a period of fifteen consecutive days, then in either event the entire principal sum of the bond secured hereby and interest thereon shall at once become due and payable, at the option of Mortgagee. In the event of such abandonment of work for a period of fifteen days as aforesaid, Mortgagee may, at its option, also enter into and upon the mortgaged premises and complete the construction of said building or buildings or other work of improvement and Mortgagor hereby gives to Mortgagee full power and authority to make such entry and to enter into such contracts or arrangements as Mortgagee may consider necessary to complete such construction or other work of improvement. Any monies expended by Mortgagee in connection with such completion of construction or other work as aforesaid shall be added to the principal amount of said bond and secured by this mortgage, and shall be payable by Mortgagor immediately and without demand, with interest at the rate of six per centum per annum. The right and privilege are hereby given and granted to Mortgagee to enter upon the premises covered by this mortgage and to inspect the same to such extent as Mortgagee desires at all times during construction of the said building or buildings or the performance of such work of improvement until completion thereof and until the money secured hereby shall have been fully disbursed. In the event this paragraph is applicable, the consideration for the within mortgage is the present and the future advancement of funds to Mortgagor by Mortgagee in accordance with a schedule of construction agreed upon by the parties hereto and concurrent herewith to provide for the construction of the building or buildings on the premises herein described; also the within mortgage shall have the full force, effect and benefits of a mortgage to secure future advances of money, and the lien of each advance shall relate back to the date of this mortgage.

9. When all indebtedness secured hereby has been paid, and if Mortgagor shall also pay all satisfaction costs including but not limited to the cost of recording a power of attorney to satisfy this mortgage, then this mortgage and the estate hereby granted, and the bond secured hereby, shall be void and of no further effect.

10. In case default be made, for a period of 30 days, in the payment of any installment of said principal debt and/or interest, or any part thereof, or in payment of any other sums secured hereby, or in performance of any of Mortgagor's other obligations, covenants and agreements hereunder, or in the bond secured hereby, the whole of said principal debt, and interest, and any other sums secured hereby, then unpaid, shall thereupon become due and payable, at the option of Mortgagee, without notice or demand, and a complaint may be issued forthwith on this mortgage, and prosecuted to judgment, execution and sale for the collection of the whole amount of the said principal debt, and interest thereon, and any other sums secured hereby, remaining unpaid, together with all fees, costs and expenses of such proceedings, including an attorney's commission of five per centum for the collection of the same. All errors in said proceedings, together with stay of, or exemption from execution, or extension of time of payments which may be given by any act or acts of Assembly now in force, or which may be enacted hereafter, or by any custom or usage, are hereby forever waived and released.

11. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

12. Should any agreement be hereafter entered into modifying or changing the terms of this mortgage or the bond secured hereby in any particular, the rights of the parties to such agreement shall be superior to the rights of the holder of any intervening lien.

13. The covenants and agreements herein contained shall bind and inure to the benefit of the respective heirs, executors, administrators, attorneys, successors and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

In Witness Whereof, Mortgagor has signed and sealed this mortgage the day and year first above written.

Signed, sealed and delivered in the presence of

Hugh M. Quigley, Jr. (SEAL)
HUGH M. QUIGLEY, JR.

(SEAL)

Elizabeth Anne Heller (SEAL)
ELIZABETH ANNE HELLER

(SEAL)

Berks Title Insurance Co.
Policy No. 125,026

The address of the within-named Mortgagee is 763 Broad Street, Newark, New Jersey.

On behalf of the Mortgagee.

VOL 973 PAGE 657

973 655

PIC 1 160 205 4812

No.......................

PENNSYLVANIA
MORTGAGE

The Within Mortgage Satisfied in Full

FROM

HUGH M. QUIGLEY, JR. and ELIZABETH

ANNE HELLER

DISCHARGED BY SATISFACTION PIECE # 12989

Recorded 11/17/66 in Misc. Vol. .... Page ....

Attest: J. Edgar Hilgendorf Recorder
Mary Yeich

TO

THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA

Premises: Southwestern corner of Mull and Gernant Avenues, Sinking Spring, Berks County, Pennsylvania.

RECORDER OF DEEDS
BERKS COUNTY, PA.

MAY 19 12 17 PM 1961

AT M O'CLOCK
SF CO IN TR CP SS PG

Commonwealth of Pennsylvania,
County of Berks } ss.:

RECORDED on this 19th day of May
A. D. 1961, in the Recorder's Office of said County, in Mortgage Book
Vol. 973, Page 655 @ 12:17 P.M.
Given under my hand and the seal of the said office, the day and year aforesaid.

Mamie Pike Hurley
Recorder.

P. I. C. LOAN NUMBER
PIC 1 160 205

My commission expires..................., 19......

Notary Public of Pennsylvania

COMB 23253—ED 12-56
The Prudential Insurance Company of America
Room 807 Fidelity-Phila. Trust Bldg.
123 South Broad Street
Philadelphia 9, Pa.

7.50

PIC 1 160 205

PENNSYLVANIA
Fixed Monthly Payment Bond and Warrant

FROM

HUGH M. QUIGLEY, JR. and ELIZABETH

ANNE HELLER

TO

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

Premises: Southwestern corner of Mull and Gernant Avenues, Sinking Spring, Berks County, Pennsylvania.

PAID
PRUDENTIAL INSURANCE CO.
2
NOV - 7 1966
INVESTMENT SERVICES DIV.

COMB 13356—ED 1-53

The Prudential Insurance Company of America
Room 807 Fidelity-Phila. Trust Bldg.
123 South Broad Street
Philadelphia 9, Pa.

PIC 1 160 205

PENNSYLVANIA
Fixed Monthly Payment
Bond and Warrant

FROM

HUGH M. QUIGLEY, JR. and ELIZABETH ANNE HELLER

TO

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

Premises: Southwestern corner of Mu
and Gernant Avenues, Sinking Spring,
Berks County, Pennsylvania.

PAID
PRUDENTIAL INSURANCE CO.
2
NOV - 7 1966
INVESTMENT SERVICES DIV

COMB 13356—ED 1-53

The Prudential Insurance Company of America
Room 807 Fidelity-Phila. Trust Bldg.
123 South Broad Street
Philadelphia ...

P. I. C. No. PIC 1 160 205

Know All Men by These Presents

Thatx WE, HUGH M. QUIGLEY, JR. of the Borough of Shillington, County of Berks and State of Pennsylvania, and ELIZABETH ANNE HELLER

of the City of Reading, County of Berks and Commonwealth of Pennsylvania, hereinafter called Obligor, am held and firmly bound to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey Corporation, hereinafter called Obligee, in the sum of TWENTY-THREE THOUSAND FOUR HUNDRED ($23,400.00) - Dollars, lawful money of the United States of America, to be paid to Obligee, to which payment I do bind and oblige myself firmly by these presents.

Now the Condition of the Above Obligation is Such, That if Obligor shall pay to Obligee at its Home Office in Newark, New Jersey, or at such other place as the holder hereof may designate in writing, the just sum of ELEVEN THOUSAND SEVEN HUNDRED ($11,700.00) - Dollars, with interest from the date hereof at five and three-quarter per centum per annum, said interest and principal being payable in monthly instalments of SEVENTY-THREE and 71/100 ($73.71) - Dollars each, beginning on the first day of July, 1961, and on the same day of each month thereafter and the balance of principal shall be due and payable on the first day of June, 1986, which said sums shall be applied first to interest, due monthly, at the rate aforesaid, on the principal sum or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied to

am held and firmly bound to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey Corporation, hereinafter called Obligee, in the sum of TWENTY-THREE THOUSAND FOUR HUNDRED ($23,400.00)- Dollars, lawful money of the United States of America, to be paid to Obligee, to which payment I do bind and oblige myself firmly by these presents.

Now the Condition of the Above Obligation is Such, That if Obligor shall pay to Obligee at its Home Office in Newark, New Jersey, or at such other place as the holder hereof may designate in writing, the just sum of ELEVEN THOUSAND SEVEN HUNDRED ($11,700.00) - Dollars, with interest from the date hereof at five and three-quarter per centum per annum, said interest and principal being payable in monthly instalments of SEVENTY-THREE and 71/100 ($73.71) - Dollars each, beginning on the first day of July, 1961, and on the same day of each month thereafter and the balance of principal shall be due and payable on the first day of June, 1986, which said sums shall be applied first to interest, due monthly, at the rate aforesaid, on the principal sum or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied to principal;

Privilege is given to make additional payments on the principal of this indebtedness in amounts equal to one or more next ensuing consecutive principal payments on any date when interest becomes due and payable; provided, however, that as to any such payments made during any one year during the five-year period beginning at the date from which interest accrues hereunder, which added to obligatory principal payments falling due within such one-year period, exceed one-fifth of the original principal sum payable under the terms of this instrument, there shall be paid, as consideration for the privilege of making such payment, a sum equal to 2½% of such excess payment if made during the first three-year period beginning at the date from which interest accrues hereunder, 1½% of such excess payment, if made during the fourth year after the date from which interest accrues hereunder; and 1% of such excess payment, if made during the fifth year after the date from which interest accrues hereunder. The privilege of paying amounts not in excess of one-fifth of the original principal sum without consideration shall be non-cumulative if not exercised.

Additional payments made under the terms of this privilege shall at any time thereafter, upon the written request of the owner of the property securing this indebtedness, be considered as having been made in lieu of future obligatory principal payments to the extent only of the amount of such additional payments.

And if Obligor shall also abstain from and not permit the commission of waste in or about the premises described in the mortgage accompanying and securing this bond; and shall also maintain the property in good condition and repair, reasonable wear and tear excepted; and shall also until said debt and interest is fully paid renew and keep alive, by paying the necessary premiums and charges on such insurance policies as may be taken out in such companies and for such amounts and in such forms of insurance as may be required by Obligee, for the further security of said debt, upon the buildings and improvements described in said mortgage, and deliver the said policies and receipts to Obligee; and shall also pay when due all taxes, assessments, water and sewer rents and other charges of every type or nature assessed or which may be assessed against the mortgaged premises or any part thereof or upon the interest of Obligee in said premises, without any deduction, defalcation or abatement; and shall produce to Obligee, not later than 60 days after the date on which they are due, receipts for all such taxes, assessments, water and sewer rents and such other charges assessed upon the mortgaged premises, then this bond is to be void, otherwise it is to remain in full force and effect. In case default be made by Obligor for a period of 30 days in the payment of any instalment of said interest and principal, or any part thereof, or in performance of any of the other terms and conditions of this bond, then the whole of said principal debt, and interest then unpaid, shall thereupon at the option of Obligee become due and payable without notice or demand and, after the entry of judgment as hereinafter provided, execution may issue forthwith for the collection of the same, together with all fees, costs and expenses of collection, including an attorney's commission of five per centum. In the event that any such insurance premiums or taxes, assessments, water and sewer rents or charges as aforesaid shall be in default, or Obligor shall fail to maintain the property in good condition and repair, Obligee may at its option pay the same, or perform and pay for such reasonable maintenance and repair work as Obligee deems advisable. The amount of each and every such payment, with interest thereon at six per centum per annum from the date thereof, shall be added to the principal debt due under this bond and shall be payable immediately and without demand.

I do hereby empower any attorney of any Court of Record within the United States or elsewhere, to appear for me and, with or without declarations filed, confess judgment or judgments against me in favor of Obligee as of any term

Obligee, not later than 60 days after the date on which they are due, receipts for all such taxes, assessments, water and sewer rents and such other charges assessed upon the mortgaged premises, then this bond is to be void, otherwise it is to remain in full force and effect. In case default be made by Obligor for a period of 30 days in the payment of any instalment of said interest and principal, or any part thereof, or in performance of any of the other terms and conditions of this bond, then the whole of said principal debt, and interest then unpaid, shall thereupon at the option of Obligee become due and payable without notice or demand and, after the entry of judgment as hereinafter provided, execution may issue forthwith for the collection of the same, together with all fees, costs and expenses of collection, including an attorney's commission of five per centum. In the event that any such insurance premiums or taxes, assessments, water and sewer rents or charges as aforesaid shall be in default, or Obligor shall fail to maintain the property in good condition and repair, Obligee may at its option pay the same, or perform and pay for such reasonable maintenance and repair work as Obligee deems advisable. The amount of each and every such payment, with interest thereon at six per centum per annum from the date thereof, shall be added to the principal debt due under this bond and shall be payable immediately and without demand.

I do hereby empower any attorney of any Court of Record within the United States or elsewhere, to appear for me and, with or without declarations filed, confess judgment or judgments against me in favor of Obligee as of any term, for the above penalty, together with costs of suit, and attorney's commission of five per centum for collection, waiver of inquisition, and condemnation of any property that may be levied upon by virtue of any execution which may issue forthwith on failure to comply with the conditions hereof. All errors in said proceeding, together with stay of or exemption from execution or extension of time of payment which may be given by any Act or Acts of Assembly now in force or which may be enacted hereafter, or by any custom or usage, are hereby forever waived and released, and for your or any of your so doing this shall be your sufficient warrant.

The provisions herein contained shall bind and inure to the benefit of the respective heirs, executors, administrators, attorneys, successors and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. If this bond is signed by more than one Obligor, each Obligor shall be jointly and severally bound hereby.

Witness our hands and seals the eighteenth day of May, 19 61.

Signed, sealed and delivered in the presence of

Richard M. Bauman

[signature]

Hugh M. Quigley, Jr. (SEAL)
HUGH M. QUIGLEY, JR.

(SEAL)

Elizabeth Anne Heller (SEAL)
ELIZABETH ANNE HELLER

(SEAL)

COMB 13356

P. I. C. No. PIC 1 160 205

Know All Men by These Presents

ThatIx WE, HUGH M. QUIGLEY, JR. of the Borough of Shillington, County of Berks and State of Pennsylvania, and ELIZABETH ANNE HELLER

of the City of Reading, County of Berks and Commonwealth of Pennsylvania, hereinafter called Obligor, am held and firmly bound to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey Corporation, hereinafter called Obligee, in the sum of TWENTY-THREE THOUSAND FOUR HUNDRED ($23,400.00) - Dollars, lawful money of the United States of America, to be paid to Obligee, to which payment I do bind and oblige myself firmly by these presents.

Now the Condition of the Above Obligation is Such, That if Obligor shall pay to Obligee at its Home Office in Newark, New Jersey, or at such other place as the holder hereof may designate in writing, the just sum of ELEVEN THOUSAND SEVEN HUNDRED ($11,700.00) - Dollars, with interest from the date hereof at five and three-quarter per centum per annum, said interest and principal being payable in monthly instalments of SEVENTY-THREE and 71/100 ($73.71) - Dollars each, beginning on the first day of July, 1961, and on the same day of each month thereafter and the balance of principal shall be due and payable on the first day of June, 1986, which said sums shall be applied first to interest, due monthly, at the rate aforesaid, on the principal sum or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied to principal;

And if Obligor shall also abstain from and not permit the commission of waste in or about the premises described in the mortgage accompanying and securing this bond; and shall also maintain the property in good condition and repair, reasonable wear and tear excepted; and shall also until said debt and interest is fully paid renew and keep alive, by paying the necessary premiums and charges on such insurance policies as may be taken out in such companies and for such amounts and in such forms of insurance as may be required by Obligee, for the further security of said debt, upon the buildings and improvements described in said mortgage, and deliver the said policies and receipts to Obligee; and shall also pay when due all taxes, assessments, water and sewer rents and other charges of every type or nature assessed or which may be assessed against the mortgaged premises or any part thereof or upon the interest of Obligee in said premises, without any deduction, defalcation or abatement; and shall produce to Obligee, not later than 60 days after the date on which they are due, receipts for all such taxes, assessments, water and sewer rents and such other charges assessed upon the mortgaged premises, then this bond is to be void, otherwise it is to remain in full force and effect. In case default be made by Obligor for a period of 30 days in the payment of any instalment of said interest and principal, or any part thereof, or in performance of any of the other terms and conditions of this bond, then the whole of said principal debt, and interest then unpaid, shall thereupon at the option of Obligee become due and payable without notice or demand and, after the entry of judgment as hereinafter provided, execution may issue forthwith for the collection of the same, together with all fees, costs and expenses of collection, including an attorney's commission of five per centum. In the event that any such insurance premiums or taxes, assessments, water and sewer rents or charges as aforesaid shall be in default, or Obligor shall fail to maintain the property in good condition and repair, Obligee may at its option pay the same, or perform and pay for such reasonable maintenance and repair work as Obligee deems advisable. The amount of each and every such payment, with interest thereon at six per centum per annum from the date thereof, shall be added to the principal debt due under this bond and shall be payable immediately and without demand.

I do hereby empower any attorney of any Court of Record within the United States or elsewhere, to appear for me and, with or without declarations filed, confess judgment or judgments against me in favor of Obligee as of any term, for the above penalty, together with costs of suit, and attorney's commission of five per centum for collection, waiver of inquisition, and condemnation of any property that may be levied upon by virtue of any execution which may issue forthwith on failure to comply with the conditions hereof. All errors in said proceeding, together with stay of or exemption from execution or extension of time of payment which may be given by any Act or Acts of Assembly now in force or which may be enacted hereafter, or by any custom or usage, are hereby forever waived and released, and for your or any of your so doing this shall be your sufficient warrant.

The provisions herein contained shall bind and inure to the benefit of the respective heirs, executors, administrators, attorneys, successors and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. If this bond is signed by more than one Obligor, each Obligor shall be jointly and severally bound hereby.

Witness our hands and seals the eighteenth **day of** May **, 19** 61.

Signed, sealed and delivered in the presence of

Hugh M. Quigley, Jr. .... SEAL
HUGH M. QUIGLEY, JR.

.... SEAL

Elizabeth Anne Heller .... SEAL
ELIZABETH ANNE HELLER

.... SEAL

COMB 13356

OFFICERS

SIDNEY D. KLINE, Esq.
President

E. M. FRANKHOUSER, SR.
Executive Vice President and Title Officer

WILBUR I. DIEFENDERFER
JAMES D. CHATTERTON
C. W. MENGEL
Vice Presidents and Title Officers

FLOYD H. GLASE, JR.
Secretary-Treasurer

LEROY G. SNYDER
WOODROW W. KISTLER, Esq.
Title Officers

NORMAN R. FIELD
EUGENE R. FOSNOCHT
JOHN R. KOCH
JOHN G. ROHRER
Assistant Title Officers

COUNSEL

L. R. BINGAMAN, Esq.

STAFF ATTORNEY

LYLE F. HILTON, Esq.

BRANCH OFFICES

529 Hamilton St., Allentown, Pa.
40 E. Court St., Doylestown, Pa.
21 N. Duke St., Lancaster, Pa.
512 Swede St., Norristown, Pa.
3 E. 12th St., Wilmington 1, Del.

Agents in Principal Cities of:
DELAWARE
MARYLAND
NEW JERSEY
PENNSYLVANIA
VIRGINIA
WEST VIRGINIA
and
DISTRICT OF COLUMBIA

Write Home Office for Details
101 North 6th Street
Reading, Pa.

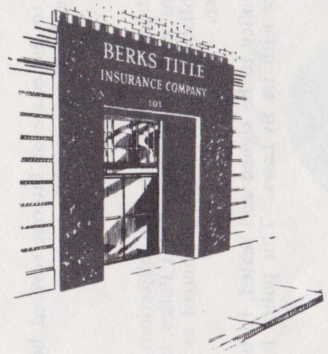
Berks Title

INSURANCE COMPANY

● 101 NORTH SIXTH STREET
READING, PENNSYLVANIA

TITLE INSURANCE

POLICY



costs imposed on the Insured in litigation carried on by it for the Insured under the requirements of this Policy; but it will in no way be liable for the fees of any counsel or attorney employed by the Insured without the written consent and approval of the Company.

4. In every case where the liability of the Company has been definitely fixed in accordance with these Conditions and Stipulations, the loss shall be payable within thirty days thereafter; provided, however, that in every case the Company may demand a valuation of the insured estate to be made by three arbitrators or any two of them; one to be chosen by the Insured and one by the Company, and the two thus chosen to select an umpire. No right of action shall accrue until thirty days after such valuation shall have been served upon the Company, and the Insured shall have tendered a conveyance of the insured estate to a purchaser named by the Company at such valuation less the amount of any encumbrances on the insured estate not hereby insured against, and the Company shall have failed within that time to find a purchaser upon such terms. And provided, also, that the Company shall always have the right to appeal from any adverse determination, but no appeal shall operate to delay the payment of the loss if the Insured shall give to the Company satisfactory security for the repayment to the Company of the loss in case there shall be ultimately a determination in favor of the title as insured. And provided further, that in every case the Company shall have the option of settling the claim or paying this Policy in full; and the payment of the property described in Schedule B hereof, or in any street, road, avenue, lane or way upon which said property abuts, or to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or to filled-in lands or artificial islands or riparian rights, or (6) against defects and encumbrances arising after the effective date of this Policy, or created, suffered, assumed or agreed to by the Insured.

9. The Company shall not be liable hereunder for the cost and expense incurred in the satisfaction or removal of liens upon or objections to the title, which were found upon examination of title to exist at the effective date of this Policy, but which shall have been satisfied or removed prior to the date of the actual delivery of this Policy.

10. If the property described in Schedule B is divisible into separate independent parcels, and a loss is established affecting one or more of said parcels, the loss shall be computed and settled on a pro rata basis as if the face amount of this Policy was divided pro rata as to the value of each separate independent parcel, exclusive of the improvements made subsequent to the date of this Policy, to the whole.

11. The term, "the Company," as herein used, means BERKS TITLE INSURANCE COMPANY, and the term "the Insured" means the person, persons or corporation in whose favor this Policy is issued.

This Policy necessarily relates solely to the title prior to and including the date first above written.

This Policy is not transferable to a subsequent purchaser but should be retained by Insured for his protection against future loss under warranties or covenants of title (see subsection [4] of paragraph 2 of foregoing Conditions and Stipulations). A Reissue Policy in favor of new purchaser should be obtained .

Berks Title

This Policy is issued by the Company and accepted by the Insured subject to the following conditions and stipulations:

1. The Company will, at its own cost and expense, defend the Insured in all actions or proceedings founded on a claim of title or encumbrance prior in date to the effective date of this Policy and hereby insured against. Also, the Company shall have the right, at its own cost and expense, to maintain any such action or proceeding.

2. The Company shall be liable hereunder in damages only: (1) Where there has been a final determination in a court of competent jurisdiction, under which the Insured may be dispossessed or evicted from any part or all of the insured estate. (2) Where there has been such determination adverse to the title insured upon a lien or encumbrance not excepted in this Policy. (3) Where the Insured shall have validly and in good faith contracted in writing to sell the insured estate and the title has been rejected because of some defect, lien or encumbrance not excepted herein, and notice in writing of such rejection shall have been given to the Company within ten days thereafter. For thirty days after receiving such notice the Company shall have the option of paying the loss, of which the Insured must present proper proof, or of maintaining or defending, either in its own name or at its option in the name of the Insured, some proper action or proceeding for the purpose of determining the validity of the objection alleged by the vendee and only in case a final determination is made in such action or proceeding, sustaining the objection to the title, shall the Company be liable. (4) Where the Insured shall have transferred the insured estate by an instrument containing covenants of title, or warranties thereof, and there has been a final judgment in a court of competent jurisdiction against the Insured based on such covenants or warranties, or any of them, because of some claim of title, lien or encumbrance against which this Policy insures.

3. In case any action or proceeding, as referred to in Paragraph 1 above, is begun, or in case of the service of any paper or pleading, the object or effect of which shall or may cause any loss for which the Company shall or may be liable under this Policy, it shall be the duty of the Insured at once to notify the Company in writing at its Home Office, Reading, Pa. Failure to notify the Company as aforesaid within ten days after the service of the first summons or other process in such action or proceeding, or after receipt of such paper or pleading, shall operate as a full release and discharge of the Company from any and all liability with respect to the subject matter thereof; provided, however, that failure to notify the Company as aforesaid shall not prejudice the claim of the Insured if the Insured shall not be a party to such action or proceeding, nor be served with summons, process or notice therein; nor have any knowledge thereof. In any such case, and in all cases where this Policy requires or permits the Company to prosecute or defend, it shall be the duty of the Insured to secure to it the right to maintain or defend the action or proceeding, and all appeals from any determination therein, and to give it all reasonable aid therein, and to permit it to use at its option the name of the Insured. The Company will pay, in addition to the loss up to the face amount of this Policy, all costs imposed on the Insured in litigation carried on by it for the Insured under the requirements of this Policy; but it will in no way be liable for the fees of any counsel or attorney employed by the Insured without the written consent and approval of the Company.

4. In every case where the liability of the Company has been definitely fixed in accordance with these Conditions and Stipulations, the loss shall be payable within thirty days thereafter; provided, however, that in every case the Company may demand a valuation of the insured estate to be made by three arbitrators or any two of them; one to be chosen by the Insured and one by the Company, and the two thus chosen to select an umpire. No right of action shall accrue until thirty days after such valuation shall have been served upon the Company, and the Insured shall have tendered a conveyance of the insured estate to a purchaser named by the Company at such valuation less the amount of any encumbrances on the insured estate not hereby insured against, and the Company shall have failed within that time to find a purchaser upon such terms. And provided, also, that the Company shall always have the right to appeal from any adverse determination, but no appeal shall operate to delay the payment of the loss if the Insured shall give to the Company satisfactory security for the repayment to the Company of the loss in case there shall be ultimately a de- or tender of payment to the full amount of this Policy shall end all liability of the Company. All payments under this Policy, or under any owner's policy, issued to the Insured's vendee or vendees covering any part of insured premises, shall reduce the amount of the insurance *pro tanto,* and no payment or settlement can be demanded without producing this Policy for endorsement of the fact of such payment or settlement. If the Policy be lost, indemnity must be furnished to the satisfaction of the Company. It is expressly understood and agreed that any loss under this Policy may be applied by the Company to the payment of any mortgage or deed of trust, the title under which is insured by the Company, or which may be held by the Company, and the amount so paid shall also be deemed a payment to the Insured under this policy.

5. Whenever the Company shall have paid or settled a claim under this Policy, it shall be entitled to all the rights and remedies which the Insured would have had against any other person or property in respect to such claim, and the Insured shall transfer, or cause to be transferred, to the Company such rights and permit it to use the name of the Insured for the recovery or defense thereof. Any net sum collected on such rights and remedies over and above the amount of loss paid by the Company shall belong, and on demand shall be paid, to the Insured, and the Insured warrants that such rights and remedies shall vest in the Company unaffected by any act of the Insured.

6. Any untrue statement made by the Insured, or the agent of the Insured, with respect to any material fact; any suppression of or failure to disclose any material fact; any untrue answer by the Insured, or the agent of the Insured, to material inquiries before the issuance of this Policy shall void this Policy.

7. Nothing contained in this Policy shall be construed as insuring against loss or damage by reason of fraud on the part of the Insured; or by reason of claims arising from any act, thing or trust relationship undisclosed of record, done, created, suffered or permitted by the Insured; or by reason of the fact that the Insured was not a bona fide purchaser for value without notice, or against community property rights or the rights of dower, curtesy or homestead, if any, of the spouse of the Insured; nor will the Company be liable, in any event, for loss or damage arising from the refusal of any party to carry out any contract to purchase the insured estate by reason of any of the matters set forth in this paragraph.

8. Nothing contained in this Policy shall be construed as insuring (1) against the consequences of any law, ordinance or governmental regulation (including building and zoning ordinance) limiting or regulating the use or enjoyment of the property herein described or the character, dimensions or location of any improvements erected or to be erected thereon, or (2) that the building or other erections upon the property comply with State and Municipal laws, regulations and ordinances, or (3) against the consequences of the exercise or attempted exercise of "police power" or the power of "eminent domain" over said property, or (4) the title to any personal property, whether the same be attached to or used in connection with the property hereby insured or otherwise, or (5) the title or rights of the Insured in any property beyond the lines of the property described in Schedule B hereof, or in any street, road, avenue, lane or way upon which said property abuts, or to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or to filled-in lands or artificial islands or riparian rights, or (6) against defects and encumbrances arising after the effective date of this Policy, or created, suffered, assumed or agreed to by the Insured.

9. The Company shall not be liable hereunder for the cost and expense incurred in the satisfaction or removal of liens upon or objections to the title, which were found upon examination of title to exist at the effective date of this Policy, but which shall have been satisfied or removed prior to the date of the actual delivery of this Policy.

10. If the property described in Schedule B is divisible into separate independent parcels, and a loss is established affecting one or more of said parcels, the loss shall be computed and settled on a pro rata basis as if the face amount of this Policy was divided pro rata as to the value of each separate independent parcel, exclusive of the improvements made subsequent to the date of this Policy, to the whole.

11. The term "the Company" as herein used, means BERKS

costs imposed on the Insured in litigation carried on by it for the Insured under the requirements of this Policy; but it will in no way be liable for the fees of any counsel or attorney employed by the Insured without the written consent and approval of the Company.

4. In every case where the liability of the Company has been definitely fixed in accordance with these Conditions and Stipulations, the loss shall be payable within thirty days thereafter; provided, however, that in every case the Company may demand a valuation of the insured estate to be made by three arbitrators or any two of them; one to be chosen by the Insured and one by the Company, and the two thus chosen to select an umpire. No right of action shall accrue until thirty days after such valuation shall have been served upon the Company, and the Insured shall have tendered a conveyance of the insured estate to a purchaser named by the Company at such valuation less the amount of any encumbrances on the insured estate not hereby insured against, and the Company shall have failed within that time to find a purchaser upon such terms. And provided, also, that the Company shall always have the right to appeal from any adverse determination, but no appeal shall operate to delay the payment of the loss if the Insured shall give to the Company satisfactory security for the repayment to the Company of the loss in case there shall be ultimately a determination in favor of the title as insured. And provided further, that in every case the Company shall have the option of settling the claim or paying this Policy in full; and the payment of the property described in Schedule B hereof, or in any street, road, avenue, lane or way upon which said property abuts, or to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or to filled-in lands or artificial islands or riparian rights, or (6) against defects and encumbrances arising after the effective date of this Policy, or created, suffered, assumed or agreed to by the Insured.

9. The Company shall not be liable hereunder for the cost and expense incurred in the satisfaction or removal of liens upon or objections to the title, which were found upon examination of title to exist at the effective date of this Policy, but which shall have been satisfied or removed prior to the date of the actual delivery of this Policy.

10. If the property described in Schedule B is divisible into separate independent parcels, and a loss is established affecting one or more of said parcels, the loss shall be computed and settled on a pro rata basis as if the face amount of this Policy was divided pro rata as to the value of each separate independent parcel, exclusive of the improvements made subsequent to the date of this Policy, to the whole.

11. The term, "the Company," as herein used, means BERKS TITLE INSURANCE COMPANY, and the term "the Insured" means the person, persons or corporation in whose favor this Policy is issued.

This Policy necessarily relates solely to the title prior to and including the date first above written.

This Policy is not transferable to a subsequent purchaser but should be retained by Insured for his protection against future loss under warranties or covenants of title (see subsection [4] of paragraph 2 of foregoing Conditions and Stipulations). A Reissue Policy in favor of new purchaser should be obtained.

OFFICERS

SIDNEY D. KLINE, Esq.
President

E. M. FRANKHOUSER, SR.
Executive Vice President and Title Officer

WILBUR I. DIEFENDERFER
JAMES D. CHATTERTON
C. W. MENGEL
Vice Presidents and Title Officers

FLOYD H. GLASE, JR.
Secretary-Treasurer

LEROY G. SNYDER
WOODROW W. KISTLER, Esq.
Title Officers

NORMAN R. FIELD
EUGENE R. FOSNOCHT
JOHN R. KOCH
JOHN G. ROHRER
Assistant Title Officers

COUNSEL
L. R. BINGAMAN, Esq.

STAFF ATTORNEY
LYLE F. HILTON, Esq.

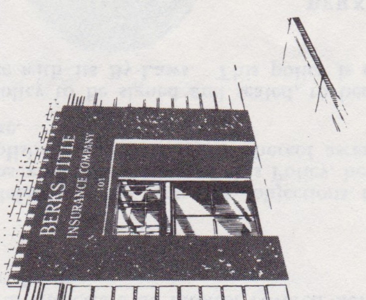
BRANCH OFFICES
529 Hamilton St., Allentown, Pa.
40 E. Court St., Doylestown, Pa.
21 N. Duke St., Lancaster, Pa.
512 Swede St., Norristown, Pa.
3 E. 12th St., Wilmington 1, Del.

Agents in Principal Cities of:
DELAWARE
MARYLAND
NEW JERSEY
PENNSYLVANIA
VIRGINIA
WEST VIRGINIA
and
DISTRICT OF COLUMBIA

Write Home Office for Details
101 North 6th Street
Reading, Pa.

Berks Title
INSURANCE COMPANY
• 101 NORTH SIXTH STREET
READING, PENNSYLVANIA

TITLE INSURANCE POLICY



Berks Title

OWNER POLICY

Berks Title INSURANCE COMPANY

Number 125026

Amount $ 15,700.00

THIS POLICY OF TITLE INSURANCE WITNESSETH: That BERKS TITLE INSURANCE COMPANY, *a Pennsylvania corporation,* herein called the Company, in consideration of the premium for this policy,

HEREBY INSURES

HUGH M. QUIGLEY, JR. AND ELIZABETH ANNE HELLER

herein called the Insured, the heirs, devisees, personal representatives, or, if a corporation, the corporate successor or successors, of the Insured, against direct loss or damage, not exceeding

Fifteen Thousand Seven Hundred------------------------------------ Dollars ($ 15,700.00)

which they, or any of them, shall sustain by reason of:

1. Any defect or defects in the title of the Insured to the estate or interest covered hereby and identified under Schedule A hereof in the real estate described under Schedule B; or
2. Unmarketability of the aforesaid title; or
3. Liens or encumbrances charging the same,

saving and excepting all loss or damage by reason of the defects, estates, interests, objections to title, liens or encumbrances mentioned in Schedule C hereof or excepted by the Conditions and Stipulations of this Policy, hereto annexed and incorporated herein as a part of this contract. Any loss hereunder shall be established and the amount thereof ascertained and paid in the manner provided in said Conditions and Stipulations and not otherwise.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This policy is effective as of the 19th day of May 1961

Countersigned:

Authorized Signatory

BERKS TITLE INSURANCE COMPANY

Executive Vice President

Attest: Floyd H. Glase, Jr.

Secretary

SCHEDULE A

The estate or interest in the real estate described below covered by this Policy is: Fee simple acquired by deed from Charles E. Goas and Marian D. Goas, his wife, dated May 18, 1961 and recorded May 19, 1961, Berks County records.

SCHEDULES B and C

Schedule B sets forth the description or identity of the real estate in which the Insured has the estate or interst covered by this Policy. Schedule C sets forth the defects, estates, interests, objections to title, liens, or encumbrances affecting said real estate or the estate or interest of the Insured therein and against which this Policy does not insure or indemnify.

SCHEDULE B

ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the Southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being lots No. 148 and 149 and the Northeastern 15'of Lot No. 150,

SCHEDULES B and C

Schedule B sets forth the description or identity of the real estate in which the Insured has the estate or interst covered by this Policy. Schedule C sets forth the defects, estates, interests, objections to title, liens, or encumbrances affecting said real estate or the estate or interest of the Insured therein and against which this Policy does not insure or indemnify.

SCHEDULE B

ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the Southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being lots No. 148 and 149 and the Northeastern 15' of Lot No. 150, being known as No. 94 Mull Avenue.

SCHEDULE C

1. Provisions of municipal ordinances.

2. Easement of all roads, streets, lanes and avenues bounding or included within the boundaries of premises.

3. Taxes accruing from January 1, 1961.

4. Water rent accruing from April 1, 1961.

5. Plan of "Spring Crest" laid out by the Spring Crest Development Company, recorded in Plan Book Vol. 8 page 3:
   (a) 25 feet reserve building line on Mull Avenue and 10 feet reserve line on Gernant Avenue.
   (b) No written restrictions shown on said plan.

6. Articles Governing the Development known as "Spring Crest," dated July 1, 1926 and recorded in Misc. Book Vol. 102 page 1.

7. Easements not appearing of record.

8. Variation of lines and deficiency in quantity of ground. Location of buildings and improvements not insured.

9. Mortgage: Hugh M. Quigley, Jr. and Elizabeth Anne Heller to The Prudential Insurance Company of America, in the amount of $11,700.00, dated May 18, 1961 and recorded May 19, 1961, Berks County records.

Berks Title

PIC 1 160 205

Berks Title

OFFICERS

SIDNEY D. KLINE, Esq.
President

E. M. FRANKHOUSER, SR.
Executive Vice President and Title Officer

WILBUR I. DIEFENDERFER
JAMES D. CHATTERTON
C. W. MENGEL
Vice Presidents and Title Officers

FLOYD H. GLASE, JR.
Secretary-Treasurer

LEROY G. SNYDER
WOODROW W. KISTLER, Esq.
Title Officers

NORMAN R. FIELD
EUGENE R. FOSNOCHT
JOHN R. KOCH
JOHN G. ROHRER
Assistant Title Officers

COUNSEL

L. R. BINGAMAN, Esq.

STAFF ATTORNEY

LYLE F. HILTON, Esq.

BRANCH OFFICES

529 Hamilton St., Allentown, Pa.
35 W. State St., Doylestown, Pa.
21 N. Duke St., Lancaster, Pa.
512 Swede St., Norristown, Pa.
3 E. 12th St., Wilmington 1, Del.

Agents in Principal Cities of:
DELAWARE
MARYLAND
NEW JERSEY
PENNSYLVANIA
VIRGINIA
WEST VIRGINIA
and
DISTRICT OF COLUMBIA

Write Home Office for Details
101 North 6th Street
Reading, Pa.

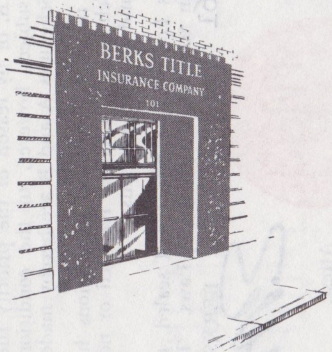
Berks Title

Berks Title

Berks Title
INSURANCE COMPANY

● 101 NORTH SIXTH STREET
READING, PENNSYLVANIA

TITLE INSURANCE POLICY



Berks Title

evidence of indebtedness and mortgage or deed of trust described in Schedule A, or having acquired said land as in paragraph 1 hereof provided, in good faith contracts to sell the same, and any such contract fails, or if the successful bidder at a foreclosure or trustee's sale refuses to complete the purchase, because of alleged defects in the title to said land, and, in any of such events, the said title has been declared by a court of competent jurisdiction to be defective or encumbered or otherwise unmarketable by reason of any defect, lien, or encumbrance insured against by this Policy, the Company at its option shall either (a) pay such Insured the amount of this Policy, (b) purchase said indebtedness, (c) establish the marketability of the title by decree of court, or (d) otherwise save the Insured harmless. In the event of any litigation involving refusal of title because of defects insured against hereunder, the Company will, at its own cost, promptly and diligently prosecute such action as may be available to establish title as insured, and if such action is not successful, will reimburse the Insured for all costs and attorney's fees in said litigation involving refusal of title.

4. The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy shall terminate all liability of the Company hereunder. In such cases the Company shall be liable to pay in addition all costs and attorney's fees incurred by it.

5. Whenever the Company shall have settled a claim under this Policy, all right of subrogation shall vest in the Company unaffected by any act of the Insured, except that the Insured may release or substitute the personal liability of any debtor or extend or otherwise modify the terms of payment

liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof (excepting any statutory lien for labor or material insured against by this Policy) or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage at the date such Insured claimant acquired an insurable interest but not known to the Company or disclosed to it in writing by the Insured. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs and attorneys' fees which the Company is obligated hereunder to pay. All payments under this Policy shall reduce the amount of the insurance *pro tanto* and no payment shall be made without producing this Policy for endorsement of such payment unless the Policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company. Payment in full by any person or voluntary satisfaction or release by the Insured of the mortgage or deed of trust described in Schedule A shall terminate all liability of the Company under this Policy, except as provided in Condition 1.

9. Nothing contained in this Policy shall be construed as an insurance against action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

10. The term "Land" when used herein shall be construed to include the land herein described specifically or by reference and improvements affixed thereto which by law constitute real property.

11. All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addresed to it at its Home Office, Reading, Pa.

Berks Title

Berks Title

Conditions and Stipulations

1. If any insured acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part therof, this Policy shall continue in force in favor of such Insured, subject to all of the conditions and stipulations hereof. The benefits hereof shall inure to any federal agency or instrumentality acquiring said land under an insurance contract or guaranty insuring or guaranteeing said indebtedness, or any part thereof, whether named as an insured herein or not, subject otherwise to the provisions hereof.

2. The Company at its own cost shall without undue delay defend the Insured in all litigation consisting of actions or proceedings commenced against the Insured, or defenses, restraining orders, or injunctions interposed against a foreclosure or sale of said land in satisfaction of said indebtedness, which litigation is founded upon a defect, lien or encumbrance insured against by this Policy, and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun or defense interposed, or in case knowledge shall come to the Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, the Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company within ten days of the receipt of process or pleadings or if the Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against which shall come to the knowledge of the Insured, in respect to which loss or damage is apprehended, then all liability of the Company in regard to the subject matter of such action, proceeding or matter shall cease and terminate; provided, however, that failure to notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure and then only to the extent of such prejudice. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

3. If any Insured shall in good faith contract to sell the evidence of indebtedness and mortgage or deed of trust described in Schedule A, or having acquired said land as in paragraph 1 hereof provided, in good faith contracts to sell the same, and any such contract fails, or if the successful bidder at a foreclosure or trustee's sale refuses to complete the purchase, because of alleged defects in the title to said land, and, in any of such events, the said title has been declared by a court of competent jurisdiction to be defective or encumbered or otherwise unmarketable by reason of any defect, lien, or encumbrance insured against by this Policy, the Company at its option shall either (a) pay such Insured the amount of this Policy, (b) purchase said indebtedness, (c) establish the marketability of the title by decree of court, or (d) otherwise save the Insured harmless. In the event of any litigation involving refusal of title because of defects insured against hereunder, the Company will, at its own cost, promptly and diligently prosecute such action as may be available to establish title as insured, and if such action is not successful, will reimburse the Insured for all costs and attorney's fees in said litigation involving refusal of title.

4. The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender

ment provided such act does not result in any loss of priority of the lien of the mortgage or deed of trust herein, but such subrogation shall be in subordination to the lien of the Insured under its said mortgage or deed of trust and to the right of the Insured to receive and be fully paid the amount of principal and interest and other sums, if any, secured by said mortgage or deed of trust. If loss of priority should result from any act of the Insured, such act shall not void this Policy, but the Company, in that event, shall be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation. The Insured, if requested by the Company, shall transfer to the Company all rights, securities, and remedies against any person or property necessary in order to perfect such right of subrogation.

6. The Company has the right and option, in case any loss is claimed under this Policy, to pay to the Insured the entire indebtedness secured by said mortgage or deed of trust to the Insured, together with all costs and attorneys' fees which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and the Insured shall at once assign and transfer to the Compuany said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy and the Insured shall surrender the same.

7. A statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Comuany within sixty days after such loss or damage shall have been determined and no right of action shall accrue to the Insured under this Policy until thirty days after such statement shall have been furnished, and no recovery shall be had by the Insured under this Policy unless action shall be commenced thereon within one year after expiration of said thirty-day period. Failure to furnish such statement of loss or damage, or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Insured of any action under this Policy.

8. The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and all costs and attorneys' fees in litigation carried on by the Insured with the written authorization of the Company or as provided in paragraph 3 of the conditions and stipulations hereof but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof (excepting any statutory lien for labor or material insured against by this Policy) or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage at the date such Insured claimant acquired an insurable interest but not known to the Company or disclosed to it in writing by the Insured. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs and attorneys' fees which the Company is obligated hereunder to pay. All payments under this Policy shall reduce the amount of the insurance *pro tanto* and no payment shall be made without producing this Policy for endorsement of such payment unless the Policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company. Payment in full by any person or voluntary satisfaction or release by the Insured of the mortgage or deed of trust described in Schedule A shall terminate all liability of the Company under this Policy, except as provided in Condition 1.

9. Nothing contained in this Policy shall be construed as

PIC 1 160 205

Berks Title

OFFICERS

SIDNEY D. KLINE, Esq.
President

E. M. FRANKHOUSER, SR.
Executive Vice President and Title Officer

WILBUR I. DIEFENDERFER
JAMES D. CHATTERTON
C. W. MENGEL
Vice Presidents and Title Officers

FLOYD H. GLASE, JR.
Secretary-Treasurer

LEROY G. SNYDER
WOODROW W. KISTLER, Esq.
Title Officers

NORMAN R. FIELD
EUGENE R. FOSNOCHT
JOHN R. KOCH
JOHN G. ROHRER
Assistant Title Officers

COUNSEL

L. R. BINGAMAN, Esq.

STAFF ATTORNEY

LYLE F. HILTON, Esq.

BRANCH OFFICES

529 Hamilton St., Allentown, Pa.
35 W. State St., Doylestown, Pa.
21 N. Duke St., Lancaster, Pa.
512 Swede St., Norristown, Pa.
3 E. 12th St., Wilmington 1, Del.

Agents in Principal Cities of:
DELAWARE
MARYLAND
NEW JERSEY
PENNSYLVANIA
VIRGINIA
WEST VIRGINIA
and
DISTRICT OF COLUMBIA

Write Home Office for Details
101 North 6th Street
Reading, Pa.

Berks Title

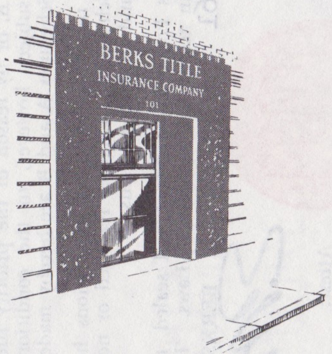
Berks Title

Berks Title

INSURANCE COMPANY

• 101 NORTH SIXTH STREET
READING, PENNSYLVANIA

TITLE INSURANCE POLICY



Berks Title

Berks Title

evidence of indebtedness and mortgage or deed of trust described in Schedule A, or having acquired said land as in paragraph 1 hereof provided, in good faith contracts to sell the same, and any such contract fails, or if the successful bidder at a foreclosure or trustee's sale refuses to complete the purchase, because of alleged defects in the title to said land, and, in any of such events, the said title has been declared by a court of competent jurisdiction to be defective or encumbered or otherwise unmarketable by reason of any defect, lien, or encumbrance insured against by this Policy, the Company at its option shall either (a) pay such Insured the amount of this Policy, (b) purchase said indebtedness, (c) establish the marketability of the title by decree of court, or (d) otherwise save the Insured harmless. In the event of any litigation involving refusal of title because of defects insured against hereunder, the Company will, at its own cost, promptly and diligently prosecute such action as may be available to establish title as insured, and if such action is not successful, will reimburse the Insured for all costs and attorney's fees in said litigation involving refusal of title.

4. The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy shall terminate all liability of the Company hereunder. In such cases the Company shall be liable to pay in addition all costs and attorney's fees incurred by it.

5. Whenever the Company shall have settled a claim under this Policy, all right of subrogation shall vest in the Company unaffected by any act of the Insured, except that the Insured may release or substitute the personal liability of any debtor or extend or otherwise modify the terms of pay-

liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof (excepting any statutory lien for labor or material insured against by this Policy) or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage at the date such Insured claimant acquired an insurable interest but not known to the Company or disclosed to it in writing by the Insured. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs and attorneys' fees which the Company is obligated hereunder to pay. All payments under this Policy shall reduce the amount of the insurance *pro tanto* and no payment shall be made without producing this Policy for endorsement of such payment unless the Policy be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company. Payment in full by any person or voluntary satisfaction or release by the Insured of the mortgage or deed of trust described in Schedule A shall terminate all liability of the Company under this Policy, except as provided in Condition 1.

9. Nothing contained in this Policy shall be construed as an insurance against action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

10. The term "Land" when used herein shall be construed to include the land herein described specifically or by reference and improvements affixed thereto which by law constitute real property.

11. All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addresed to it at its Home Office, Reading, Pa.

Berks Title

Berks Title

LOAN POLICY

Number 125026-M

Berks Title
INSURANCE COMPANY

Amount $ 11,700.00

BERKS TITLE INSURANCE COMPANY, a corporation of Reading, Pennsylvania, herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance, **Does Hereby Insure**

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

the owner of the indebtedness secured by the mortgage or deed of trust described in Schedule A, herein called said indebtedness, and each successor in interest in ownership thereof, and also any such owner who acquires the land referred to in this Policy in satisfaction of said indebtedness as provided in the conditions and stipulations hereof, herein called the Insured, against loss or damage not exceeding

Eleven Thousand Seven Hundred------------------($11,700.00)--------------- Dollars, which the Insured shall sustain by reason of any defect in the execution of said mortgage or deed of trust, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon the said land, or by reason of the invalidity of the lien thereof upon said land, or by reason of title to the said land being vested at the date hereof otherwise than as herein stated, or by reason of unmarketability of the title of the mortgagor or trustor, or by reason of any defect in, or lien or encumbrance on said title at the date hereof, or by reason of any statutory lien for labor or material which now has gained or hereafter may gain priority over the lien upon said land of said mortgage or deed of trust, other than defects, liens, encumbrances and other matters set forth in Schedule B, or by reason of the priority thereto of any lien or encumbrance at the date hereof except as shown by Schedule B, all subject, however, to the conditions and stipulations hereto annexed which conditions and stipulations together with said Schedules A and B are hereby made a part of this Policy.

Subject to the provisions of Schedule B and the conditions and stipulations hereof, the Company further insures that, at the date hereof, any assignments shown by Schedule A, whether recorded or not, are good and valid and vest title to said mortgage or deed of trust in the Insured free and clear of all liens.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This policy is effective as of the 19th day of May 19 61

BERKS TITLE INSURANCE COMPANY

Countersigned:

Authorized Signatory

Executive Vice President

Attest:

Secretary

SCHEDULE A

1. The fee simple title to said land is at the date hereof vested in Hugh M. Quigley, Jr. and Elizabeth Anne Heller.

2. The mortgage or deed of trust and assignments, if any, covered by this Policy are described as follows:

Mortgage: Hugh M. Quigley, Jr. and Elizabeth Anne Heller to The Prudential Insurance Company of America, in the amount of $11,700.00, dated May 18, 1961 and recorded May 19, 1961, Berks County records.

3. The land referred to in this Policy is described as set forth in the said mortgage or trust deed above mentioned and is identified as follows:

ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the Southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being lots No. 148 and 149 and the Northeastern 15' of Lot No. 150, being known as No. 94 Mull Avenue.

3. The land referred to in this Policy is described as set forth in the said mortgage or trust deed above mentioned and is identified as follows:

ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the Southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being lots No. 148 and 149 and the Northeastern 15' of Lot No. 150, being known as No. 94 Mull Avenue.

SCHEDULE B

Showing defects, liens, encumbrances and other matters against which the Company does not, by this Policy, insure.

1. Provisions of municipal ordinances.

2. Easement of all roads, streets, lanes and avenues bounding or included within the boundaries of premises.

3. Taxes accruing from January 1, 1961.

4. Water rent accruing from April 1, 1961.

5. Plan of "Spring Crest" laid out by the Spring Crest Development Company, recorded in Plan Book Vol. 8 page 3:
   (a) 25 feet reserve building line on Mull Avenue and 10 feet reserve line on Gernant Avenue.
   (b) No written restrictions shown on said plan.

6. Articles Governing the Development known as "Spring Crest," dated July 1, 1926 and recorded in Misc. Book Vol. 102 page 1.

Company hereby insures that the restrictions as contained in Exceptions Nos. 5 and 6 have not been violated and that any future violation thereof will not work a forfeiture or reversion of title.

Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950, and prior to the recordation of the security instrument under Schedule A-2 hereof.

Berks Title

THE GREATER READING BOARD of REALTORS

Agreement of Sale

Between

Charles E. Goas and .... Seller

Marian D. Goas, h/w .... Seller

and

Hugh M. Quigley, Jr. .... Purchaser

a single man .... Purchaser

Property

94 Mull Avenue

Sinking Spring, Penna.

Consideration $15,700.00

Date May 19, 1961.

THE GREATER READING BOARD of REALTORS

Agreement of Sale

Between

Charles E. Goas and .... Seller

Marian D. Goas, h/w .... Seller

and

Hugh M. Quigley, Jr. .... Purchaser

a single man .... Purchaser

Property

94 Mull Avenue

Sinking Spring, Penna.

Consideration $15,700.00

Date May 19, 1961.

Standard Agreement of Sale Adopted by The Greater Reading Board of Realtors

Agreement of Sale

Made and concluded this 21st day of March A. D. 1961

Between Charles E. Goas and Marian D. Goas, his wife, of 94 Mull Ave., Sinking Spring, Pennsylvania

hereinafter termed the "SELLER" and Hugh M. Quigley, Jr. a single man, of 519 March Street, Shillington, Pennsylvania

hereinafter termed the "PURCHASER."

Witnesseth: That the SELLER agrees to sell and convey, and the PURCHASER agrees to purchase, ALL THAT CERTAIN LOT OR PIECE OF GROUND upon which is erected a single 2 story brick dwelling, located at and known as, 94 Mull Avenue, in the Borough of Sinking Spring, County of Berks, State of Pennsylvania. This property to be more fully bounded and described hereafter.

Sale to be at the price and on the terms and conditions hereinafter mentioned: The PURCHASER agrees to pay for the said property the sum of ($15,700.00)
FIFTEEN THOUSAND SEVEN HUNDRED and 00/100---------------------------Dollars,
as follows: FIFTEEN HUNDRED SEVENTY ($1,570.00)----------------------Dollars
on the signing of this agreement (which deposit shall be retained by the SELLER as liquidating damages in case of default by the PURCHASER in the performance of the terms of this agreement, or as a payment on account of the purchase price, should the seller elect to bring suit in assumpsit or for specific performance), and the balance of the purchase money as follows: Cash at time of settlement subject to Conventional or F.H.A. financing.

Made and concluded this 21st day of March A. D. 1961

Between Charles E. Goas and Marian D. Goas, his wife, of 94 Mull Ave., Sinking Spring, Pennsylvania

hereinafter termed the "SELLER" and Hugh M. Quigley, Jr. a single man, of 519 March Street, Shillington, Pennsylvania

hereinafter termed the "PURCHASER."

Witnesseth: That the SELLER agrees to sell and convey, and the PURCHASER agrees to purchase, ALL THAT CERTAIN LOT OR PIECE OF GROUND upon which is erected a single 2 story brick dwelling, located at and known as, 94 Mull Avenue, in the Borough of Sinking Spring, County of Berks, State of Pennsylvania. This property to be more fully bounded and described hereafter.

Sale to be at the price and on the terms and conditions hereinafter mentioned: The PURCHASER agrees to pay for the said property the sum of ($15,700.00) FIFTEEN THOUSAND SEVEN HUNDRED and 00/100------------------------Dollars, as follows: FIFTEEN HUNDRED SEVENTY ($1,570.00)----------------------Dollars on the signing of this agreement (which deposit shall be retained by the SELLER as liquidating damages in case of default by the PURCHASER in the performance of the terms of this agreement, or as a payment on account of the purchase price, should the seller elect to bring suit in assumpsit or for specific performance), and the balance of the purchase money as follows: Cash at time of settlement subject to Conventional or F.H.A. financing.

10M-8-60

THE SELLER AND THE PURCHASER FURTHER AGREE TO THE FOLLOWING COVENANTS AND STIPULATIONS:

The above described property is being sold subject to existing zoning regulations.

The SELLER agrees to grant and convey unto the PURCHASER in fee simple, by special warranty deed, free and clear of all liens and incumbrances, dower or ground rent, except as hereinafter specially reserved; subject nevertheless to any existing wall rights and building restrictions, and the title shall be such as will be insured as a good and marketable title by any reputable Title Insurance Company, at regular rates. If the title is found not to be insurable at regular rates as marketable, the SELLER may at his option refund all deposit money and reimburse the PURCHASER for reasonable actual expense for title search at regular rates, or clear the title.

All personal property appurtenant to or used in the operation of said premises, including gas and electric fixtures, piping and wiring, heating and plumbing systems, domestic hot water heater, laundry tub, screens, screen doors, storm windows and doors, venetian blinds, T. V. Antenna

if owned by the SELLER are included in this sale.

Possession is to be given by the SELLER to the PURCHASER, at time of final settlement.

The risk of loss or damage to said premises by fire and lightning or perils covered by extended coverage until the delivery of the deed or possession is assumed by the PURCHASER.

Taxes, water rent, sewer rental, house rent, interest on incumbrance (if any), to be apportioned pro rata (on a calendar year basis). Gas and electric bills, if any, to be paid by the SELLER to date of possession.

The expense of conveyance shall be paid as follows:

Drawing of deed, acknowledgement and Federal Revenue, by the SELLERS.

State and Local Transfer Taxes by both parties, divided equally.

All other expenses, including title charges and recording, by the PURCHASER. Surveys, if necessary, are to be paid by PURCHASERS.

SELLER hereby agrees to pay, at the time of settlement, to BAUMAN & MULL, Realtor, the Realtor's commission of 6 % of the herewith mentioned sale price.

Formal tender of deed and tender of purchase money are hereby waived.

And the said SELLER and PURCHASER hereby bind themselves, their heirs, executors, administrators, successors and assigns, for the faithful performance of the above agreement on or before May 19th, 1961,

said time to be of the essence of this agreement, unless extended by mutual consent in writing endorsed hereon.

The Listing Realtor shall hold the down payment in escrow, for disbursement at settlement or termination of this agreement as required in accordance with the Penna. Act of July 9, 1957, P.L. 608, Section 4.

In Witness Whereof, *the said parties have hereunto set their hands and seals the day and year aforesaid.*

Signed, sealed and delivered in the presence of

Sherwood L. Unger — Charles E. Goas — Charles E. Goas *(SEAL)*

Marian D. Goas — Marian D. Goas *(SEAL)*

Daniel Gehret — Hugh M. Quigley, Jr. — Hugh M. Quigley, Jr. *(SEAL)*

(SEAL)

The SELLER agrees to grant and convey unto the PURCHASER in fee simple, by special warranty deed, free and clear of all liens and incumbrances, dower or ground rent, except as hereinafter specially reserved; subject nevertheless to any existing wall rights and building restrictions, and the title shall be such as will be insured as a good and marketable title by any reputable Title Insurance Company, at regular rates. If the title is found not to be insurable at regular rates as marketable, the SELLER may at his option refund all deposit money and reimburse the PURCHASER for reasonable actual expense for title search at regular rates, or clear the title.

All personal property appurtenant to or used in the operation of said premises, including gas and electric fixtures, piping and wiring, heating and plumbing systems, domestic hot water heater, laundry tub, screens, screen doors, storm windows and doors, venetian blinds, T. V. Antenna

if owned by the SELLER are included in this sale.
Possession is to be given by the SELLER to the PURCHASER, at time of final settlement.

The risk of loss or damage to said premises by fire and lightning or perils covered by extended coverage until the delivery of the deed or possession is assumed by the PURCHASER.

Taxes, water rent, sewer rental, house rent, interest on incumbrance (if any), to be apportioned pro rata (on a calendar year basis). Gas and electric bills, if any, to be paid by the SELLER to date of possession.
The expense of conveyance shall be paid as follows:
Drawing of deed, acknowledgement and Federal Revenue, by the SELLERS.
State and Local Transfer Taxes by both parties, divided equally.
All other expenses, including title charges and recording, by the PURCHASER. Surveys, if necessary, are to be paid by PURCHASERS.

SELLER hereby agrees to pay, at the time of settlement, to BAUMAN & MULL, Realtor, the Realtor's commission of 6 % of the herewith mentioned sale price.
Formal tender of deed and tender of purchase money are hereby waived.
And the said SELLER and PURCHASER hereby bind themselves, their heirs, executors, administrators, successors and assigns, for the faithful performance of the above agreement on or before May 19th, 1961,

said time to be of the essence of this agreement, unless extended by mutual consent in writing endorsed hereon.

The Listing Realtor shall hold the down payment in escrow, for disbursement at settlement or termination of this agreement as required in accordance with the Penna. Act of July 9, 1957, P.L. 608, Section 4.

In Witness Whereof, *the said parties have hereunto set their hands and seals the day and year aforesaid.*

Signed, sealed and delivered in the presence of

Sherwood P. Unger — Charles E. Goas ......(SEAL)
Charles E. Goas

Marian D. Goas ......(SEAL)
Marian D. Goas

Daniel Gehret — Hugh M. Quigley, Jr. ......(SEAL)
Hugh M. Quigley, Jr.

......(SEAL)

......(SEAL)

......(SEAL)

Received, the day of the date of the within Agreement, the sum of
Dollars, on account of purchase price named therein.

Witness
......

Dollars, on account of purchase price named therein.

Witness ....

BERKS TITLE INSURANCE COMPANY

SETTLED ON May 18, 1961

POLICY NO. 125026

XXX Ward R. Price

SELLER Charles E. Goas and Marian D. Goas

PURCHASER Hugh M. Quigley, Jr. and Elizabeth Anne Heller

PREMISES 94 Mull Ave., Sinking Spring, Pa.

Mortgagee: The Prudential Insurance Company of America

CONSIDERATION	15700	00	PAID ON ACCOUNT	1570	00
TAXES			TAXES 1-1-61 to 5-18-61	100	81
WATER RENT			WATER RENT 4-1-61 to 5-18-61	4	32
FIRE INSURANCE at settlement			RENT no apt		
RENT			Purchaser to pay all 1961 taxes in full and next water bill in full		
ACKNOWLEDGMENT OF DEED					
	15700	00			
LESS CREDITS DUE PURCHASER	1675	13			
FUND DUE SELLER	14024	87	TOTAL CREDITS DUE PURCHASER	1675	13

SETTLEMENT WITH SELLER			SETTLEMENT WITH PURCHASER		
FEDERAL REVENUE STAMPS	17	60	FUND DUE SELLER	14024	87
STATE TRANSFER TAX — 1/2 }	157	00	BERKS TITLE INS. CO.—TITLE FEES	114	50
LOCAL TRANSFER TAX — 1/2 }			RECORDING— DEED 5.00 MTG. 7.50 ASMT. MISC.	12	50
NOTARY FEES afft., seal	2	00	STATE TRANSFER TAX — 1/2 }	157	00
WATER RENTS			LOCAL TRANSFER TAX — 1/2 }		
TAXES			NOTARY FEES mtg., afft.	2	00
Brumm and Mull — commission	942	00	DRAWING PAPERS	15	00
			The Prud. Ins. Co. —closing costs	40	00
Joseph Z. Allen, Esq. — [illegible]	10	00			
TOTAL	1128	60			
FUND DUE SELLER	14024	87			
TOTAL CHARGES TO COMPLETE SETTLEMENT	1128	60	FUND NECESSARY TO COMPLETE SETTLEMENT	14365	87

WATER RENT		
FIRE INSURANCE at settlement		
RENT		
ACKNOWLEDGMENT OF DEED		
	15700	00
LESS CREDITS DUE PURCHASER	1675	13
FUND DUE SELLER	14024	87

WATER RENT 4-1-61 to 5-18-61	4	32
RENT No off		
Purchaser to pay all 1961 taxes in full and next water bill in full		
TOTAL CREDITS DUE PURCHASER	1675	13

SETTLEMENT WITH SELLER

FEDERAL REVENUE STAMPS	17	60
STATE TRANSFER TAX — 1/2 } LOCAL TRANSFER TAX — 1/2 }	157	00
NOTARY FEES afft., deed	2	00
WATER RENTS		
TAXES		
Brumm and Mull — commission	942	00
Joseph Zeffiro, Esq. — Mtg.	10	00
TOTAL	1128	60
FUND DUE SELLER	14024	87
TOTAL CHARGES TO COMPLETE SETTLEMENT	1128	60
BALANCE PAYABLE TO SELLER	12896	27
plus down payment	1570.00	
	$14466.27	

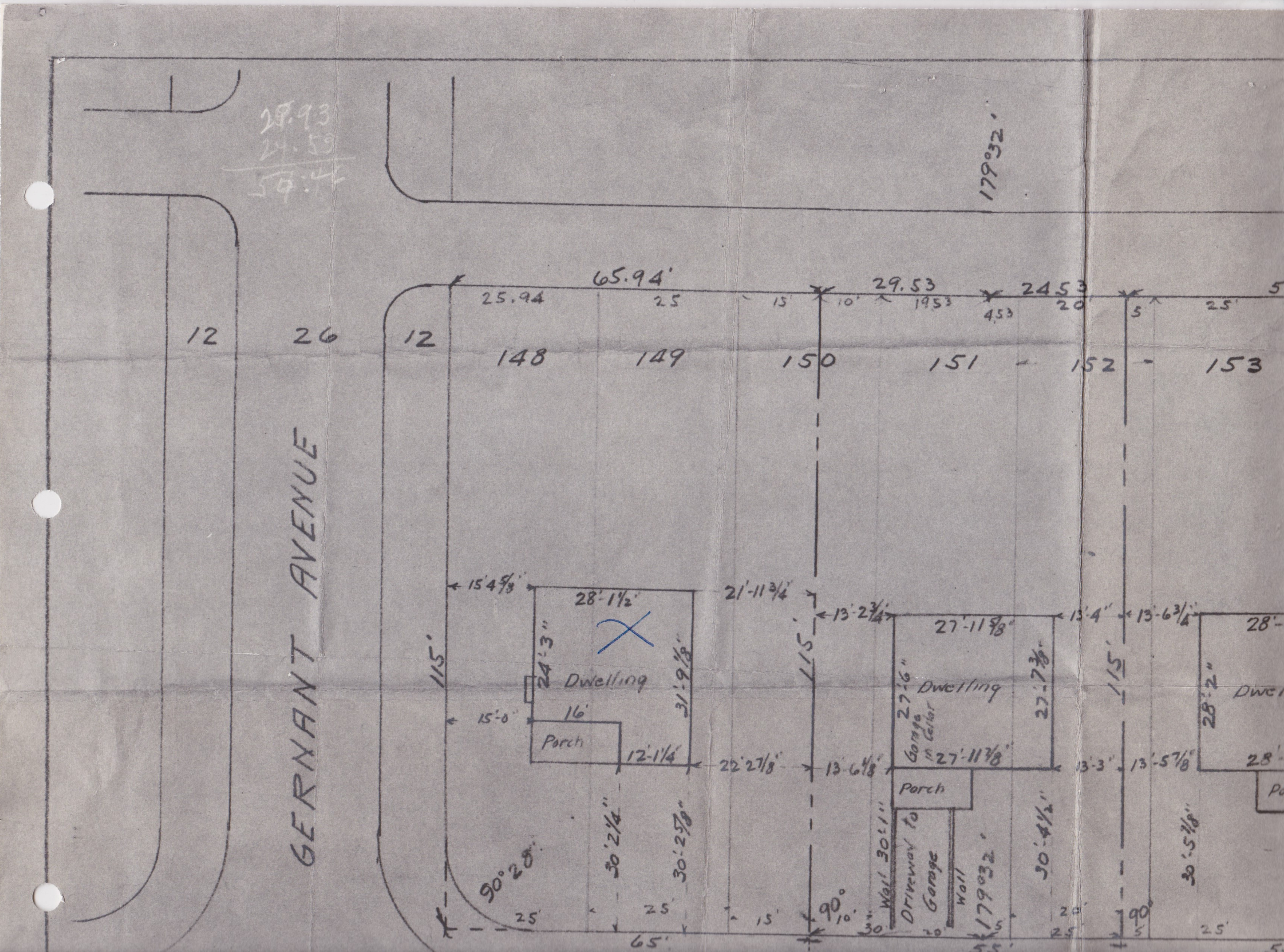
SETTLEMENT WITH PURCHASER

FUND DUE SELLER	14024	87
BERKS TITLE INS. CO.—TITLE FEES	114	50
RECORDING— DEED 5.00 MTG. 7.50 ASMT. MISC.	12	50
STATE TRANSFER TAX — 1/2 } LOCAL TRANSFER TAX — 1/2 }	157	00
NOTARY FEES mtg., afft.	2	00
DRAWING PAPERS	15	00
The Prud. Ins. Co. —closing costs	40	00
FUND NECESSARY TO COMPLETE SETTLEMENT	14365	87
DEPOSITED BY: Mtg. ck.	11700	00
	2665	87
check #564 5/18/61 ch	2665	87
		-0-

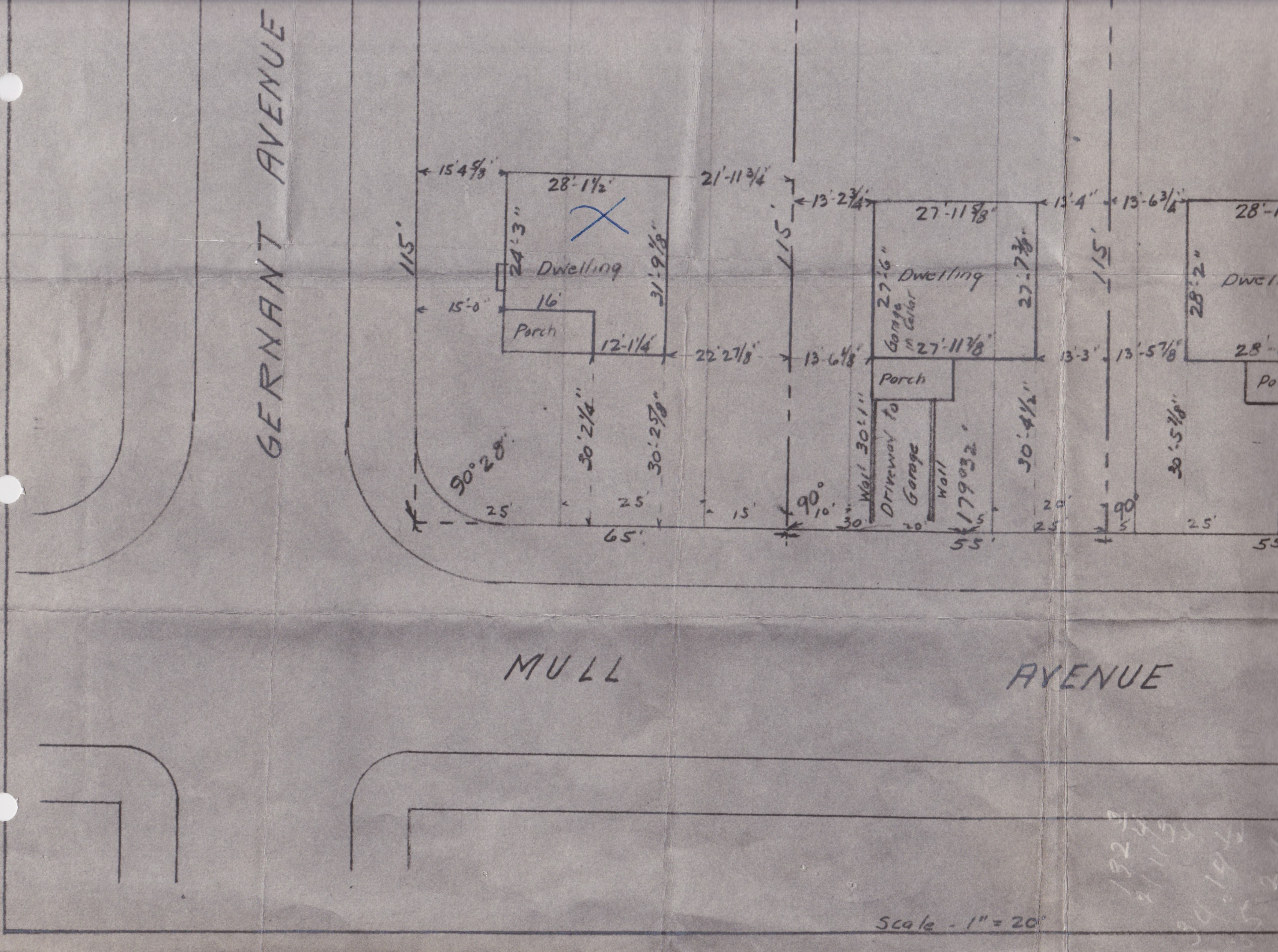
THE ABOVE SETTLEMENT EXAMINED AND APPROVED, IN CONSIDERATION OF WHICH BERKS TITLE INSURANCE COMPANY IS DIRECTED AND AUTHORIZED TO MAKE DISTRIBUTION AND PAYMENTS IN ACCORDANCE HEREWITH.

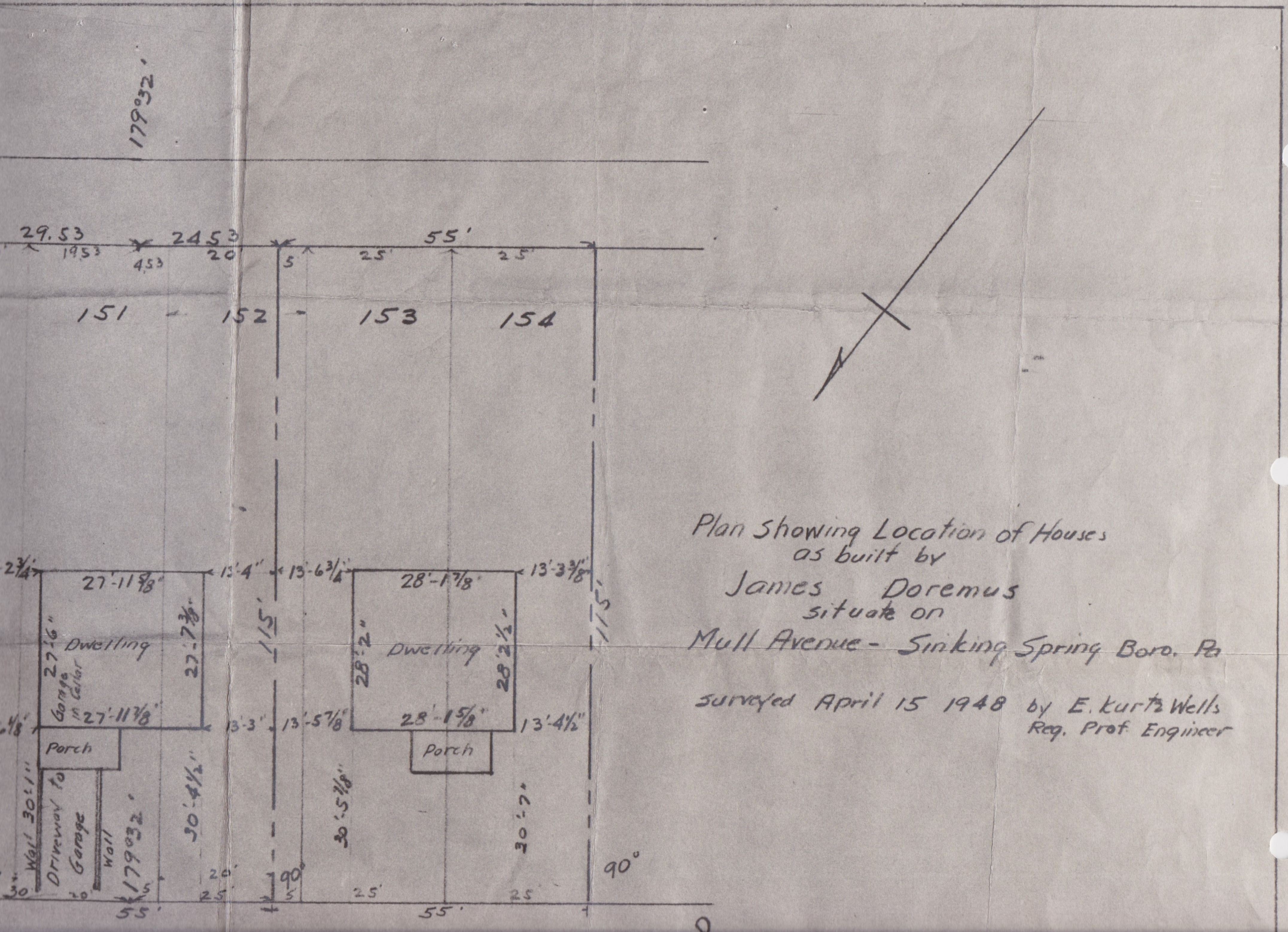
Chas. L. Goss	Hugh M. Quigley, Jr.
Marian D. Goss	Elizabeth Anne Weller
ADDRESS SELLER	ADDRESS PURCHASER

Form TC 30 (REV. 2-59)



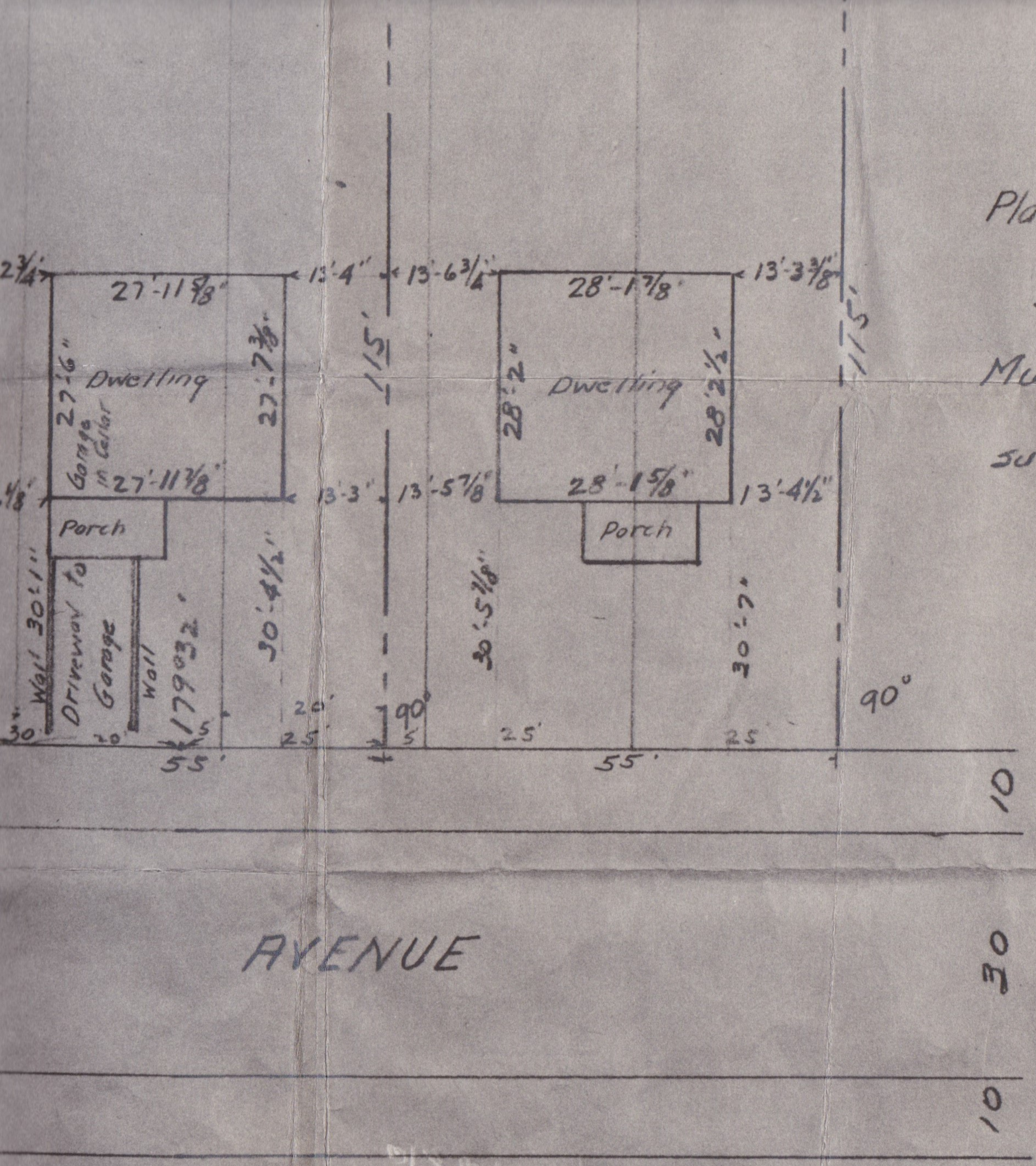
GERNANT AVENUE
65.94'
25.94
25
15'
10'
29.53
19.53
4.53
24.53
20
5
25'
12
26
12
148
149
150
151
152
153
179°32'
15'4 5/8"
28'-1 1/2"
21'-11 3/4"
13'-2 3/4"
27'-11 3/8"
13'-4"
13'-6 3/4"
28'-
115'
24'3"
Dwelling
31'-9 1/8"
15'-0"
16'
Porch
12'-1 1/4"
22'-2 7/8"
13'-6 1/8"
27'-6"
Garage in Cellar
27'-11 3/8"
27'-7 3/8"
13'-3"
13'-5 7/8"
28'-2"
30'-2 1/4"
30'-2 5/8"
90°28'
Wall 30'-1"
Driveway to Garage
Wall
179°32'
30'-4 1/2"
30'-5 7/8"
90°10'
90°
25'
25
15'
30'
20'
5
20
25
65'


GERNANT AVENUE
MULL
AVENUE
Dwelling
Porch
Dwelling
Garage in Cellar
Porch
Wall
Driveway to Garage
Wall
Dwel
Po
28'-1½"
24'-3"
31'-9⅜"
16'
12'-1¼"
15'4⅝"
15'-0"
21'-11¾"
22'-2⅞"
115'
115'
115'
30'-2¼"
30'-2⅝"
90°28'
25'
25'
15'
65'
13'-2¾"
13'-6⅛"
27'-11⅝"
27'-11⅞"
27'-6"
27'-7⅜"
13'-4"
13'-3"
30'-1"
30'-4½"
179°32'
90° 10'
30'
20'
5
55'
20'
25'
13'-6¾"
13'-5⅞"
28'-2"
30'-5⅞"
90°
5'
25'
28'
Scale - 1" = 20'



Plan Showing Location of Houses
as built by
James Doremus
situate on
Mull Avenue - Sinking Spring Boro. Pa

surveyed April 15 1948 by E. Kurtz Wells
Reg. Prof. Engineer



Plan Showing Location of Houses
as built by
James Doremus
situate on
Mull Avenue - Sinking Spring Boro. Pa

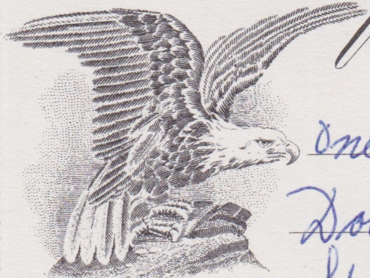
surveyed April 15 1948 by E. Kurtz Wells
Reg. Prof. Engineer

Scale - 1" = 20'

94 Mull Ave.

Mr & Mrs. Charles Coas (owners)

1-160-205



March 21 1961

Received of Hugh M. Quigley, Jr.

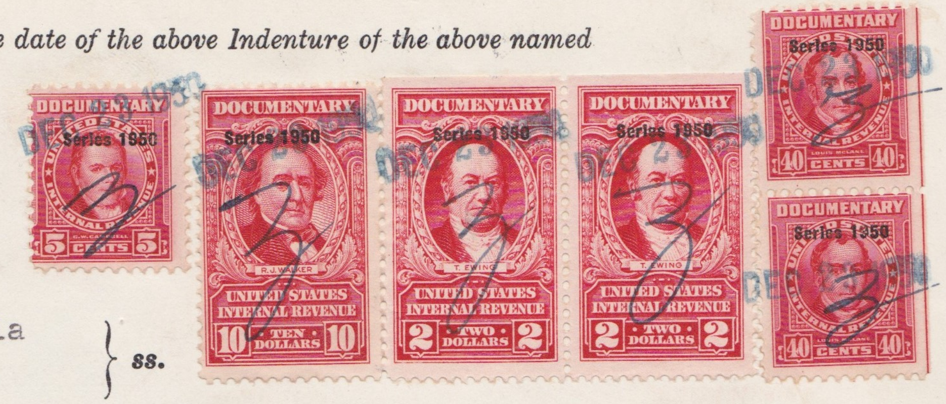
One Thousand Five Hundred Seventy - 00/100 Dollars

Downpayment on 94 Mull Ave, Sinking Spring, Pa

$ 1570.00

Bauman & Mull
Per Dan Gehret

Received, *the day of the date of the above Indenture of the above named*



State of Pennsylvania
County of Berks } *ss.*

On the Twenty-third *day of* December, 19 50, *before me,*
a Notary Public, in and for said County and State,
the undersigned officer, personally appeared CLAYTON B. HERSHEY and EDITH M. HERSHEY, Husband and Wife,

known to me (or satisfactorily proven) to be the person s *whose name* s are *subscribed to the within instrument, and acknowledged that* they *executed the same for the purposes therein contained, and desired the same might be recorded as such.*

***In Witness Whereof,** I hereunto set my hand and official seal.*

The address of the within-named Grantee is 94 Mull Ave, Sinking Spring Pa

Geo. M. Jones Jr.
On behalf of the Grantee

Grace H. Stahr
Notary Public
My Commission Expires Feb. 19, 1953
Title of Officer

15454 464
1059

DEED.

CLAYTON B. HERSHEY and EDITH M. HERSHEY, husband and wife,

TO

CHARLES E. GOAS and MARIAN D. GOAS, husband and wife.

ENTERED DEC 23 1950

Dated, December 23rd, 1950.

5-5-50 John C. Clark Company, Philadelphia 734

PREMISES: ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, known as No. 94 Mull Avenue.

Recorded, *in the Office for the Recording of Deeds in and for* BERKS COUNTY
in Deed Book Vol. *No.* 1059

15454 464

1059

Deed.

CLAYTON B. HERSHEY and EDITH M. HERSHEY, husband and wife

TO

CHARLES E. GOAS and MARIAN D. GOAS, husband and wife.

ENTERED DEC 23 1950

Dated, December 23rd, 1950.

5-5-50 John C. Clark Company, Philadelphia 73

PREMISES: ALL THAT CERTAIN tw
story brick dwelling house ar
the plot or piece of ground u
which the same is erected, s
uate on the southwestern cor
of Mull and Gernant Avenues,
the Borough of Sinking Sprin
County of Berks and State of
Pennsylvania, known as No. 9
Mull Avenue.

Recorded, *in the Office for the Recording of Deeds in and for* BERKS COUNTY

in Deed Book Vol. *No.* 1059

page 464 *&c.*

Witness *my hand and seal of Office this* 23rd

day of December *Anno Domini 19*50

William H. Litz

Recorder

Deputy Recorder

DEED. No. 734

Printed and Sold by John C. Clark Co., 1430 S. Penn Square, Phila.

This Indenture, Made the

Twenty-third *day of* December *in the year of our Lord one thousand nine hundred and* fifty (1950)

Between CLAYTON B. HERSHEY and EDITH M. HERSHEY, husband and wife, of the Borough of Sinking Spring, County of Berks and State of Pennsylvania, parties of the first part,

A N D

CHARLES E. GOAS and MARIAN D. GOAS, husband and wife, of the Borough of West Reading, County and State aforesaid, parties

one thousand nine hundred and fifty (1950)

Between CLAYTON B. HERSHEY and EDITH M. HERSHEY, husband and wife, of the Borough of Sinking Spring, County of Berks and State of Pennsylvania, parties of the first part,

A N D

CHARLES E. GOAS and MARIAN D. GOAS, husband and wife, of the Borough of West Reading, County and State aforesaid, parties *of the second part:* **Witnesseth,** *That the said part* ies *of the first part, for and in consideration of the sum of* ONE DOLLAR ($1.00) AND OTHER VALUABLE CONSIDERATIONS *lawful money of the United States of America, well and truly paid by the said part* ies *of the second part to the said part* ies *of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged,* have *granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents* do *grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part* ies *of the second part,* their heirs *and assigns.*

ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being lots numbered 148, 149 and the Northeastern Fifteen feet (15') of lot numbered 150, as shown on the plan of "Spring Crest" laid out by the Spring Crest Development Company, said plan being recorded in Plan Book Vol. 8, page 3, Berks County records, and being more fully bounded and described as follows, to wit:-

Northeastwardly by Gernant Avenue; Southeastwardly by a fifteen feet (15') wide alley; Southwestwardly by the southwestern ten feet(10') of lot numbered 150; and Northwestwardly by Mull Avenue.

CONTAINING in front on Mull Avenue sixty-five feet (65') and in depth (Along Gernant Avenue) to said fifteen feet (15') wide alley one hundred and fifteen feet (115'), more or less, and in width along said fifteen feet (15') wide alley sixty-five feet, eleven and one-quarter inches (65' 11¼"). The above premises are known as No. 94 Mull Avenue, Sinking Spring, Pa.

BEING PART OF THE SAME PREMISES which Berks County Trust Company, Successor Agent and Attorney for Holders of Participation in a mortgage given and executed by Spring Crest Development Company, by its Indenture dated June 23, 1947, recorded in the Office of the Recorder of Deeds of Berks County in Deed Book Vol. 985, page 644, for the consideration therein mentioned, did grant, convey and confirm unto James P. Doremus and Anna Doremus, his wife, their heirs and assigns forever. Reference being thereunto had, will more fully and at large appear. Being the same premises which James P. Doremus and Anna Doremus, his wife, by their Indenture dated January 29, 1948 recorded in the office of the Recorder of Deeds of Berks County in Deed Book Volume 998, page 382, for the consideration therein mentioned, did grant, convey and confirm unto Clayton B. Hershey and Edith M. Hershey, his wife, parties of the first part hereto, their heirs and assigns forever.

Together *with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof:* **And also**, *all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part*ies *of the first part, of, in, and to the said premises, with the appurtenances:*

To have and to hold *the said premises, with all and singular the appurtenances, unto the said part*ies *of the second part,* their heirs *and assigns, to the only proper use, benefit and behoof of the said part*ies *of the second part,* their heirs *and assigns forever,*

To have and to hold *the said premises, with all and singular the appurtenances, unto the said part* ies *of the second part,* their heirs *and assigns, to the only proper use, benefit and behoof of the said part* ies *of the second part,* their heirs *and assigns forever,*

And *the said* CLAYTON B. HERSHEY AND EDITH M. HERSHEY, husband and wife, the said parties of the first part, for themselves, their *heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part* ies *of the second part,* their heirs *and assigns forever, that* they *the said* parties of the first part, their *heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part* ies *of the second part,* their heirs *and assigns, against* them *the said* parties of the first part, their *heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof,* by, from, or under him, her, them or any of them, ***SHALL** and **WILL WARRANT** and forever **DEFEND**.*

In witness whereof, *the said part* ies *of the first part to these presents* have *hereunto set* their *hand*s *and seal*s. *Dated the day and year first above written.*

Signed, Sealed and Delivered
IN THE PRESENCE OF

Geo. M. Jones, Jr.
Grace H. Stohn

Clayton B. Hershey (SEAL)
Clayton B. Hershey
Edith M. Hershey (SEAL)
Edith M. Hershey

1059 15454 464

DEED.

CLAYTON B. HERSHEY and EDITH M. HERSHEY, husband and wife,

TO

CHARLES E. GOAS and MARIAN D. GOAS, husband and wife.

ENTERED
DEC 23 1950
AT ... M O'CLOCK
BF CO IN TA CP SS PG

Dated, December 23rd, 1950.

5-5-50 **John C. Clark Company, Philadelphia** 734

PREMISES: ALL THAT CERTAIN two story brick dwelling house and the plot or piece of ground upon which the same is erected, situate on the southwestern corner of Mull and Gernant Avenues, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, known as No. 94 Mull Avenue.

Rev/485 425

Recorded, *in the Office for the Recording of Deeds in and for* BERKS COUNTY *in Deed Book* Vol. *No.* 1059 *page* 464 *&c.*

Witness *my hand and seal of Office this* 23rd *day of* December *Anno Domini* 1950

Recorder

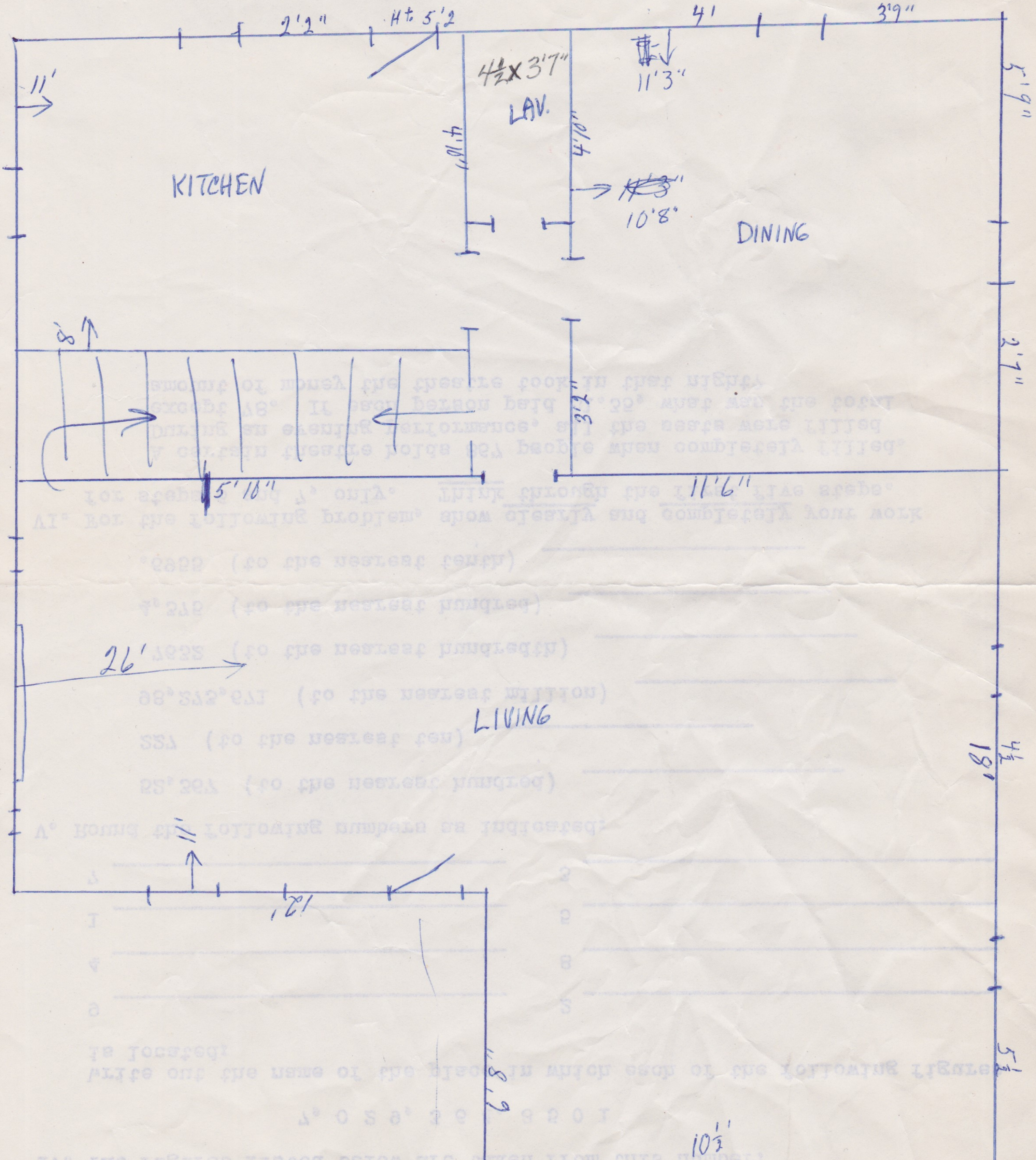
Deputy Recorder

DEED. No. 734

Printed and Sold by John C. Clark Co., 1430 S. Penn Square, Phila.

On behalf of the Grantee

Title of Officer



windows sill ht. 30½"

IV. The figures listed below are taken from this number:

7, 0 2 9, 3 6 4. 8 5 0 1

Write out the name of the place in which each of the following figures is located:

9	______________________	2	______________________
4	______________________	8	______________________
1	______________________	5	______________________
7	______________________	3	______________________

V. Round the following numbers as indicated:

52,367 (to the nearest hundred) ______________

227 (to the nearest ten) ______________

98,273,671 (to the nearest million) ______________

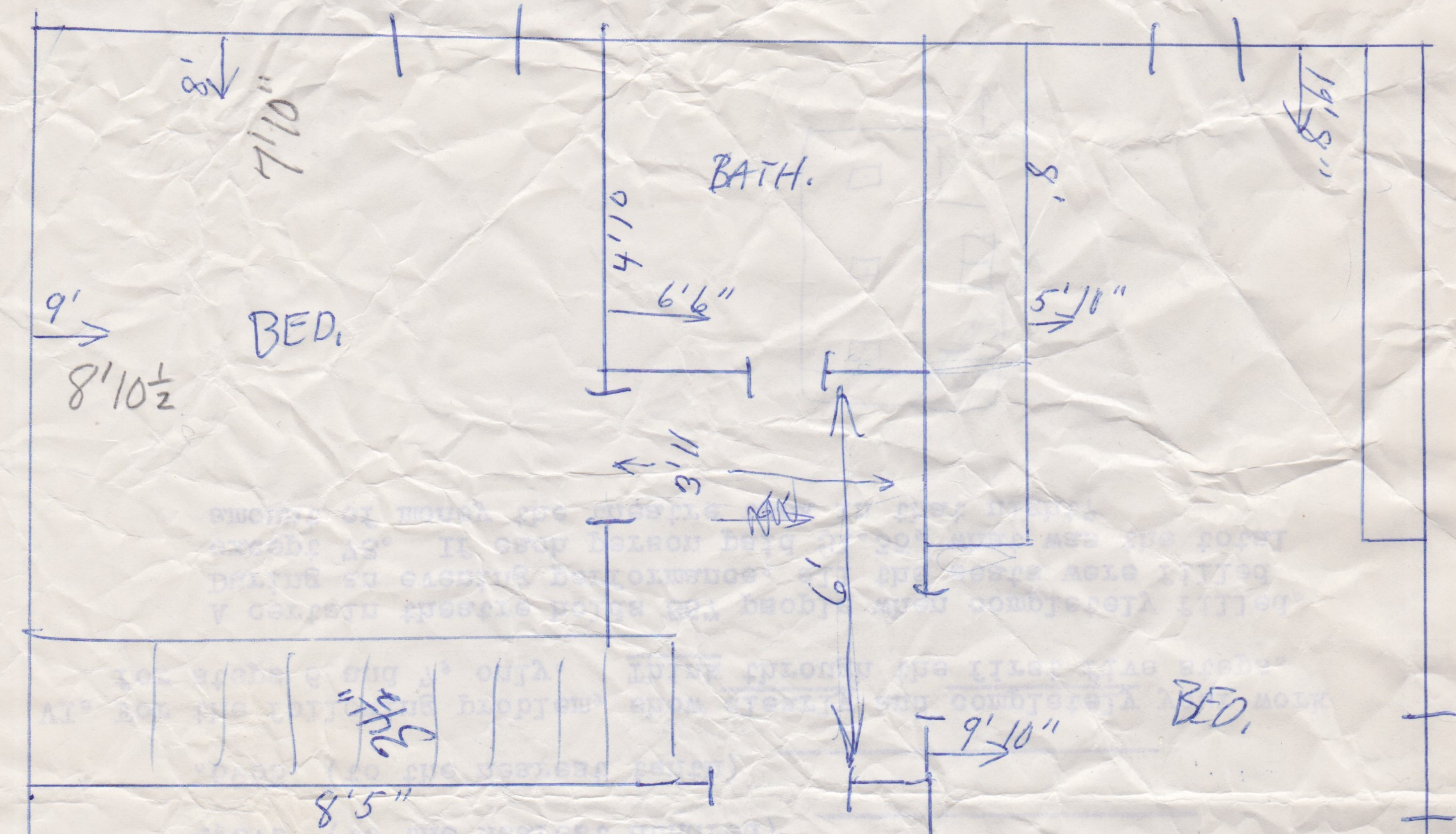
.7632 (to the nearest hundredth) ______________

4,375 (to the nearest hundred) ______________

.6955 (to the nearest tenth) ______________

VI. For the following problem, show <u>clearly</u> and <u>completely</u> your work for steps 6 and 7, only. <u>Think</u> through the first five steps.

A certain theatre holds 867 people when completely filled. During an evening performance, all the seats were filled except 78. If each person paid $1.35, what was the total amount of money the theatre took in that night?



window sill ht.
30"
34"

FRONT

IV. The figures listed below are taken from this number:

7, 0 2 9, 3 6 4. 8 5 0 1

Write out the name of the place in which each of the following figures is located:

9 ____________________	2 ____________________
4 ____________________	8 ____________________
1 ____________________	5 ____________________
7 ____________________	3 ____________________

V. Round the following numbers as indicated:

52,367 (to the nearest hundred) ____________________

227 (to the nearest ten) ____________________

98,273,671 (to the nearest million) ____________________

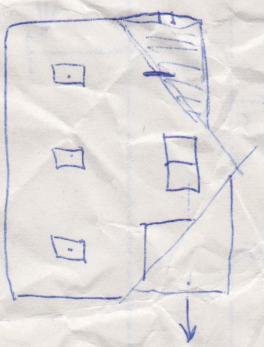
.7632 (to the nearest hundredth) ____________________

4,375 (to the nearest hundred) ____________________

.6955 (to the nearest tenth) ____________________

VI. For the following problem, show clearly and completely your work for steps 6 and 7, only. Think through the first five steps.

A certain theatre holds 867 people when completely filled. During an evening performance, all the seats were filled except 78. If each person paid $1.35, what was the total amount of money the theatre took in that night?



MUNICIPAL AUTHORITY OF BORO OF SINKING SPRING
BERKS COUNTY
Boro Hall, Sinking Spring, Penna.

SANITARY SEWER ASSESSMENT BILL № 358

PROPERTY: 94 Mull Avenue ASSESSMENT DATE February 4, 1965

Sinking Spring, Pennsylvania Plate Block Property

OWNER'S NAME AND ADDRESS: Deed Book 1388 Page 92

Hugh M. Jr./and Elizabeth A. Quigley
94 Mull Avenue
Sinking Spring, Penna.

TAKE NOTICE that Municipal Authority of Boro of Sinking Spring, Berks County has assessed your property at $9.00 per front foot where it abuts upon the line of the sanitary sewer as follows:

Front (shortest side)	No. of feet	65.00
Other Side (exemption 80% not to exceed 100 feet)	No. of feet	23.00
Total assessable feet		88.00
Rate per front foot		$9.00
Total amount of assessment		$ 792.00

Check #698
4 Jun 65

The assessment is now due and payable. Payments should be made at Peoples Trust City Bank, Sinking Spring Branch. Make checks payable to "Municipal Authority of Boro of Sinking Spring, Berks County." PLEASE PRESENT THIS BILL when making payment to insure your getting a proper receipt.

If paid in full within 60 days of service of this bill, no interest will be charged and no sewer lien will be filed against your property.

If not paid in full within 60 days of service of this bill, and even though you do elect to pay in installments, a sewer lien will be filed against your property, interest will be charged at the rate of 6% per annum and a penalty of 5% will be added.

PAID SS-4 PAID SS-4
JUN 7 - '65 JUN 7 - '65
Peoples Trust City Bank Reading, Pa. Peoples Trust City Bank Reading, Pa.

INSTALLMENT PAYMENTS. If you elect to pay in installments, you must sign the form submitted herewith and must deliver it to the Secretary of the Authority at Boro Hall, Sinking Spring, Pa., within 30 days from service of this bill. You must also pay not less than one-fifth of this bill within the 30-day period, and you must pay the balance in four equal annual installments. Installments bear interest at the rate of 6% per annum from the date of assessment. A sewer lien will be filed against your property.

If you fail to pay any installment and interest for a period of 60 days after the same is due, the entire balance of the assessment and accrued interest, plus a penalty of 5% of such balance will become due and payable immediately.

MUNICIPAL AUTHORITY OF BORO OF SINKING SPRING,
BERKS COUNTY

Attest: William G. Hoffman Edward M. Bard
Secretary Chairman

MAY 20 1965

Date Paid JUN 4 - 1965 Amount Paid 792.00

Assessment No. 358 February 4, 1965

BOROUGH OF SINKING SPRING

Berks County, Pennsylvania

SEWER CONNECTION NOTICE

RE: Property 94 Mull Avenue

TO: Hugh M/ Jr. and Elizabeth A. Quigley
(Owner, Owner's Agent)

Address: 94 Mull Avenue

SINKING SPRING, BERKS COUNTY, PENNA.

Under the provisions of Ordinance No. 292 enacted December 19, 1963, by the Council of the Borough of Sinking Spring, Berks County, Pa., you are hereby notified to make or have made a connection from the above property to the sanitary sewer collection system of the Municipal Authority of Sinking Spring, Berks County, Pa., for the purpose of discharging therein sanitary sewage. Such connection together with the abandonment of privies, cesspools, sinkholes, septic tanks and similar receptacles for receiving sewage, shall be completed within sixty (60) days after service of this notice. Failure to make such connection within the time specified will constitute a violation of Ordinance 292, and the property owner will be liable to prosecution therefor.

PAID SS-2 AUG 23 '65 Peoples Trust City Bank Reading, Pa.

A tapping fee of the Municipal Authority of the Borough of Sinking Spring, Berks County, Pa., is due and payable by you prior to your application for the connection permit and is payable to the Sinking Spring Branch of the Peoples Trust City Bank, agent for the Authority Treasurer. The said tapping fee for connection of the property to the sewer system is $125.00. paid 23 Aug 65 from savings account

Before the installation of the connection is begun it will be necessary for you to apply for and obtain a connection permit from the Plumbing Inspector of the Borough of Sinking Spring, Mr. Carl R. Noecker, 57 Elwyn Avenue, Sinking Spring, and to pay the charge as required by Borough Ordinance.

PAID SS-2 AUG 23 '65 Peoples Trust City Bank Reading, Pa.

Served by____________________

Dated____________________

Received payment for tapping fee $125.00

Dated 8-23-65, 1965 per________________Borough of Sinking Spring, Pa.

By Donna D. Lutz
(Agent for Authority)

BOROUGH OF SINKING SPRING

Berks County, Pennsylvania

SEWER CONNECTION NOTICE

RE: Property 94 Mull Avenue

TO: Hugh M/ Jr. and Elizabeth A. Quigley
(Owner, Owner's Agent)

Address: 94 Mull Avenue

SINKING SPRING, BERKS COUNTY, PENNA.

Under the provisions of Ordinance No. 292 enacted December 19, 1963, by the Council of the Borough of Sinking Spring, Berks County, Pa., you are hereby notified to make or have made a connection from the above property to the sanitary sewer collection system of the Municipal Authority of Sinking Spring, Berks County, Pa., for the purpose of discharging therein sanitary sewage. Such connection together with the abandonment of privies, cesspools, sinkholes, septic tanks and similar receptacles for receiving sewage, shall be completed within sixty (60) days after service of this notice. Failure to make such connection within the time specified will constitute a violation of Ordinance 292, and the property owner will be liable to prosecution therefor.

A tapping fee of the Municipal Authority of the Borough of Sinking Spring, Berks County, Pa., is due and payable by you prior to your application for the connection permit and is payable to the Sinking Spring Branch of the Peoples Trust City Bank, agent for the Authority Treasurer. The said tapping fee for connection of the property to the sewer system is $125.00. paid 23 Aug 65 from savings account

Before the installation of the connection is begun it will be necessary for you to apply for and obtain a connection permit from the Plumbing Inspector of the Borough of Sinking Spring, Mr. Carl R. Noecker, 57 Elwyn Avenue, Sinking Spring, and to pay the charge as required by Borough Ordinance.

Served by________________

Dated________________

Received payment for tapping fee $125.00

Dated 8-23-65, 1965 per____________ Borough of Sinking Spring, Pa.

By Donna D. Lutz
(Agent for Authority)

(Seal)

PAID SS-2 AUG 23 '65 Peoples Trust City Bank Reading, Pa.

PAID SS-2 AUG 23 '65 Peoples Trust City Bank Reading, Pa.

PAID SS-2 AUG 23 '65 Peoples Trust City Bank Reading, Pa.